

Sandy City, Utah



**Consolidated Plan:
2000 - 2004**

SandyCity,Utah

Consolidated Plan: 2000 - 2004

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Prepared March 2000
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Adopted April 25, 2000

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Part



Introduction

Introduction

This document comprises the Consolidated Plan for Sandy City, Utah, which pursuant to 24 CFR Part 91 Consolidated Submission for Community Planning and Development Programs, is required to be submitted to the Department of Housing and Urban Development (HUD) as a prerequisite to receive funds under these formula grant programs:

- Community Development Block Grant (CDBG);
- Home Investment Partnership Program (HOME);
- Emergency Shelter Grant (ESG); and
- Housing Opportunities for Persons with AIDS (HOPWA).

The overall goal of these programs is to develop viable urban communities by providing decent housing and a suitable living environment with expanding economic opportunities principally for low-and moderate-income persons. Decent housing includes assisting homeless persons; maintaining the affordable housing stock; increasing the availability of affordable permanent housing; and increasing the supply of supportive housing which provides services for persons with special needs. A suitable living environment includes improving safety of neighborhoods; increasing access to quality facilities and services; revitalizing deteriorating neighborhoods; restoring and preserving historic properties; and conserving energy resources. Expanded economic opportunities include creating and retaining jobs; assisting small businesses; making available mortgage financing and self-sufficiency opportunities for low-income persons in public and assisted housing.

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The consolidated submission for these programs requires the jurisdiction to describe in one document the plan through which it will pursue community planning and development and housing programs. The consolidated plan serves as a planning document built on participation and consultation from all levels; an application for Federal HUD's formula grant programs; a strategy to follow in implementing those programs; and an action plan which targets performance levels.

What is a Consolidated Plan?

The Consolidated Plan is a collaborative process through which the community identifies its housing, homeless and community development needs and establishes goals, priorities and strategies for addressing those needs. The plan must also identify how the HUD funds included in the plan will be spent over the upcoming program year - taking into account the regulations governing the programs - to meet locally-identified needs of low- and moderate-income households. The HUD program year for Sandy City runs July 1 through June 30.

The lead agency for the development and implementation of the plan for Sandy City is the Sandy City Community Development Department.

Approach to Development a New 5-Year Strategic Plan

This document represents a new five-year Consolidated Plan for Sandy City (2000-2004), and replaces the plan that was originally done in 1995. Sandy City had several goals as we began to work on a new Consolidated Plan. These included:

- Gaining an understanding of how the environment and trends have changed since the 1995 plan was developed;
- Getting broader and more in-depth input from citizens about their community development needs and goals;
- Updating data from the previous plan, in the absence of a new U.S. Census; and
- More clearly identifying the unique objectives and outcomes for Sandy City.

For the 2000-2004 plan, the City worked to gather, update and analyze data, solicit key stakeholder input and develop strategic plan principles and goals. The City gathered citizen input and developed priority needs, five-year objectives and outcomes and a one-year action plan.

Format of the Plan

There are three broad themes that are used to organize the Sandy City 2000-2004 Strategic Plan:

- Affordable Housing Opportunity
- Neighborhood and Target Area Revitalization
- Economic Development and Economic Opportunity

The Consolidated Plan contains the following sections, which comprise the new 2000-2004 strategic plan:

- **Section 1** – Managing the Process, including Citizen Participation, Consultations, Coordination and Institutional Structure.
- **Section 2** -- Community Profile, and housing profiles and needs assessments and barriers to meeting needs.
- **Sections 3**--Sandy City 5-Year Strategic Plan, including priority needs, goals, objectives and outcomes, and an inventory of local institutions and resources that can support plan implementation. Includes HUD Tables 1a, 1C, and 2A
- **Section 4** – One Year Action Plan. Includes HUD Table 3
- **Section 5** - Certifications

Part

1

Managing the Process

Consultation And Citizen Participation

The Consolidated Plan consists of the information required in 24 CFR Part 91, et.al., and is submitted in accordance with instructions prescribed by the U.S. Department of Housing and Urban Development.

The lead agency responsible for overseeing the development of the plan is Sandy City, Community Development Department, Planning Division, Zoning Administration/Community Development Block Grant Administration Section, which administers the funds of each of the two formula grant programs for which the plan is required to be prepared. The government of Sandy City is the area of local jurisdiction. It combines the administrative functions of the elected Mayor and legislative process of a 7 member elected City Council.

The significant aspects of the process by which the consolidated plan was developed include the extensive consultation and citizen participation efforts.

Consultation

The preparation of the consolidated plan involved consultation with other public and private agencies which provide assisted housing, health services and social services, including providers to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. Some of the agencies are: The Housing Authority of the County of Salt Lake, Valley Mental Health, South Valley Women's Shelter, YWCA of Salt Lake City, Community Action Program,

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Traveler's Aide Society of Salt Lake City, Legal Aide Society of Salt Lake City, Sandy Senior Citizen Center, Sandy Club for Boys and Girls (not associated with the Boys and Girls Club of America), Community Services Council and the Long Range Planning Committee for the Homeless,

Health and child welfare agencies, including the State of Utah Department of Health and Human Services, and the Salt Lake City and County Board of Health were consulted to examine data relating to lead-based paint hazards and data on the addresses of housing units in which children have been identified as lead poisoned.

The adjacent units of general local government of City of Draper, City of South Jordan, City of West Jordan, Town of Midvale, and the County of Salt Lake, as well the Wasatch Front Regional Council (a metropolitan-wide planning coordination agency), were consulted broadly on strategy and needs.

The local public housing agency participating in the approved Comprehensive Grant program, the Housing Authority of the County of Salt Lake, was consulted in-depth concerning low income housing needs and resident programs and services.

Coordination of resources and compilation of data for the consolidated plan was accomplished through a multi-faceted process combined of public hearings, roundtables, special presentations, mail and telephone surveys with affected agencies and organizations. Coalitions, commissions, councils, boards and committees representing affected organizations throughout the area of jurisdiction were sought out for their participation.

Citizen Participation

The Consolidated Plan regulations, Section 91.105, state that a citizen participation plan is required to be adopted by the jurisdiction unless a plan that complies with section 104(a)(3) of the Housing and Community Development Act of 1974 has previously been adopted. Citizen participation has been an established priority of Sandy City, Utah for many years. Since the existing citizen participation plan complies with section 104(a)(3), adoption of a new plan is unnecessary. The need for citizen participation is important for determining how Community Development Block Grant (CDBG), and HOME Investment Partnerships funds are used.

Citizens in Sandy City, especially those of low-, very low-, and extremely low-income are encouraged to participate in the development of the Consolidated

Plan, its substantial amendments and the performance report. Also, citizens including minorities and non-English speaking persons, persons with mobility, visual or hearing impairments are also strongly encouraged to participate. It is the contention of the jurisdiction that citizens of an area are the best resource for identifying issues, suggesting solutions and developing and amending plans and programs to solve existing and future problems.

CDBG Citizens Committee

A 7 to 15 member Citizens Committee sets overall general CDBG policy. The Committee periodically recommends to the City Council changes in the City's community development needs and objectives, and CDBG administrative activities. The City Council and Mayor appoint Committee Members for staggered two-year terms (which begin in January). The Committee membership consists primarily of individuals from areas and interests eligible for CDBG funds. Each year the Community Development Department seeks the nomination of individuals to fill expected vacancies on the Citizens Committee. Individuals may submit names of potential nominees to the CDBG Program Administrator. The Community Development Department and the Committee then screen potential nominees. Recommendation of nominees are made to the City Council and Mayor for consideration for respective appointments to the Committee. The current committee members are as follows:

CITIZEN COMMITTEE REPRESENTATIVES

Troy Rivera
Noel Bateman
Tracy Cowdell
Winston Wilkinson
Janet Witherspoon
Vern Sweet
Joseph Baker
Jeff Smith
Dick Adair

The CDBG Citizen's Advisory Committee serves as the city-wide community development advisory body in the citizen participation process for the CDBG Program. Their functions are as follows:

- (1) To become advocates of the CDBG Program and solicit community support for the CDBG plans and programs.
- (2) To review the citizen input from the public hearings.

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(3) To ensure that citizen input is considered in the preparation of the Community Development Block Grant Program.

(4) To ensure citizen input in the development of all program amendments which involve changes in beneficiaries, in location of activities and in budget shifts, changes in the Citizen Participation Plan, and any other major changes in community development block grant activities during any program year.

(5) To provide citizen input in the development of any community development block grant plan and subsequent revisions, the Housing Assistance Plan, the Consolidated Plan and the performance report.

(6) To review the administration's Community Development Block Grant recommendations.

(7) To keep informed of applicable Federal Regulations governing formula grant programs; and

(8) To inform neighborhood residents and all sectors of the community who are concerned with community development block grant program of the actions of the City relative to the formula grant program.

Access To Meetings

All meetings and public hearings are held in accessible locations such as the Sandy Parks & Recreation Building located within Historic Sandy, and at the Sandy City Hall. All citizens are encouraged to participate. For public hearings, citizens are notified through a public advertisement 14 days prior to the hearing. The notice is published in a newspaper of general circulation within the community. The notices include the date, time, place, procedures and topics of the public hearing. The notice also states if any non-English speaking persons, as well as persons with mobility, visual or hearing impairments wish to attend and have special needs, they are asked to notify the Community Development Department in advance so that accommodations may be arranged..

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Access To Information

Drafts and final copies of reports completed by the jurisdiction, and all records used for the development of the Consolidated Plan are available at the Community Development Department office as well as the Salt Lake County public library located at 10250 South 1300 East. All records remain on file for a period of five years and are available for review by citizens at any time.

Technical Assistance

The CDBG Program Administrator for the City provides technical assistance upon request from individuals or groups desiring help. Assistance includes supplying information, checking eligibility of activities, helping to develop proposals. The CDBG Coordinator makes periodic presentations to community quadrant meetings providing additional CDBG information to the local Community. Where workload requirements cause delays in providing help, the CDBG Program Administrator shall arrange for some form of assistance to assure that timely help will be made available to meet deadlines, except for requests made just before a deadline.

Public Hearings

Public hearings were held by the jurisdiction in October, 1998, March, April and October, 1999, and in April 2000, regarding the Consolidated Plan. They were held at times and locations convenient for people to attend. Each public hearing was held either at the Parks & Recreation building in Historic Sandy or jointly with the City Council at City Hall. Both locations are centered in the areas of the City with the highest concentration of low and moderate income areas. This allowed easy accessibility to citizens in their neighborhood and eliminated transportation problems. All of the locations were buildings that were accessible to citizens with disabilities and/or special conditions. The public hearings and 30-day public comment period were publicized in the local newspaper. A complete public hearing report which contains all of the public comments and the responses to comments is located in the Appendix.

Publishing The Proposed Plan

An executive summary of the proposed Consolidated Plan was published in the local newspaper. The notice included the purpose of the plan, a list of the contents and the locations where a copy may be reviewed. Copies of the plan were available the public library, City Hall and the Parks & Recreation Building. Copies of the plan are available upon request.

Comments And Views Of Citizens

Comments received from citizens in writing or from the public hearings were considered when preparing the final consolidated plan. The jurisdiction provided at least 30 days to receive comments from citizens on the consolidated plan. The jurisdiction considered comments and views of citizens received in writing or orally at the public hearings, in preparing the final consolidated plan. A summary of any comments or views, and a summary of any comments or views not accepted and the reasons therefore, is attached to the final consolidated plan. There is a written response made within 15 days, where practical, to any complaints that are received.

Displacement

It is the policy of the jurisdiction to comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; the requirements governing the residential anti-displacement and relocation assistance plan; the relocation requirements governing displacement subject to section 104(k) of the Act; and the relocation requirements governing optional relocation assistance under section 105(a)(11) of the Act.

As required under section 104(d) of the Act, the jurisdiction will follow a residential anti-displacement and relocation assistance plan providing one-for-one replacement units [(570.606 (c)(1))]. Consistent with other goals and objectives of the CDBG program, the following policy has been adopted by the jurisdiction to minimize the displacement of persons from their homes as a result of any activities assisted under the program:

- Displacement will be avoided unless the real property involved is necessary to redevelopment or continuation of a project.
- Acquisition and demolition will be limited to unoccupied structures wherever possible.
- Rehabilitation will be promoted whenever feasible. It is not the intent of this agency to cause displacement without justification.

Relocation assistance will be provided to each low/moderate income household displaced by the demolition of any housing unit or by the conversion of a low/moderate income dwelling to another use, occurring as a direct result of assisted activities. Persons will be provided assistance as described in 570.606(c)(1) or as described in the Uniform Relocation Assistance and Real Property Acquisitions and Real Property Acquisition Policies Act of 1970 (URA).

Institutional Structure, Coordination & Resources

The development of the 2000-2005 Consolidated Plan for Sandy City is component of a larger Consolidated Plan for the Salt Lake County Consortium. This section includes an overview of the institutional structure that will be used to implement the Sandy City plan, as well as the resources that could be made available from the various institutional sectors. It also describes coordination activities, and assesses the gaps in the institutional structure.

Consulted Agencies for the Plan

Sandy City

The Sandy City Community Development Department administers the city's housing, neighborhood revitalization, economic development, homeless and human services programs. Functions of the department include planning and policy-making, program administration, management of grants and monitoring and inspection. The Department, in coordination with the Department of Administrative Services, administers the Community Development Block Grant, and HOME programs. Other city departments involved in community development efforts include Parks and Recreation, Public Utilities, Public Works, Police and Fire.

Other Units of Local Government

Within Sandy City there are several areas of unincorporated Salt Lake County (commonly referred to as county islands), each with its own citizen's advisory committee to County government. Many of these unincorporated areas contain low- and moderate-income populations and target areas that can submit projects to Salt Lake County for funding with county CDBG and HOME funds.

Housing Authority of the County of Salt Lake

The Housing Authority, through its development and management of public housing units and administration of Section 8 vouchers and certificates, is the primary provider of housing for extremely low-income households in Sandy City. The Housing Authority is also involved in administering self-sufficiency and homeownership programs for public housing residents.

There is no relationship between the Housing Authority and the city or county in the areas of hiring, contracting and procurement

Coordination with HUD Comprehensive Grant Program

There are no activities in the Sandy City Consolidated Plan that are currently being coordinated or jointly funded with the Housing Authority's Comprehensive Grant program. The Housing Authority's current plans are to use Comprehensive Grant funds for reserve and replacement costs for existing units, and to gradually acquire additional units. Should some of these resources be available in the future for activities that have a broader community impact, such as construction of new units, the Housing Authority will coordinate with the city.

Cooperative arrangements do exist, however, between the Housing Authority and Sandy City on several projects, and these will continue in the future as the Housing Authority implements its 5-Year Plan. The planning processes being undertaken by the Housing Authority regarding the placement of additional transitional housing units involve the city and surrounding city neighborhoods. Implementation of homeownership initiatives in the Housing Authority's 5-Year Plan will provide opportunities to coordinate with city and county housing programs.

Educational Institutions

There is 1 public school district within Sandy City. The estimated enrollment for the 2000 school year for the Jordan School District is 73,093 students. The school district serves several cities in addition to Sandy City, including Draper, Midvale, West Jordan, South Jordan, Riverton, Bluffdale, Herriman, and the adjacent unincorporated areas of Salt Lake County. Public educational institutions of higher learning in Sandy City include The University of Utah Extension and the Salt Lake Community College Sandy Campus. There are also a number of private elementary and secondary schools.

In addition to meeting educational needs, schools are increasingly dealing with issues of social services, safety and neighborhood revitalization. Schools, colleges and universities are also working with the business community and social service agencies to help prepare low-income residents for employment.

Non-Profit Sector Community-Based Non-Profit Developers

There are number of community-based non-profit development organizations in Sandy City and Salt Lake County that construct or rehabilitate affordable housing for the general low-income population. Others are involved in economic and commercial development activities. These groups operate in a specific neighborhood and generally also have a neighborhood revitalization mission.

Community-based non-profit development groups include:

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- Utah Non-Profit
- Habitat for Humanity of Salt Lake City
- Housing Opportunities Inc

While production capacity for some non-profit developers has increased, many groups have limited resources and produce only a small number of units a year. One of the organizations are "emerging" non-profit developers that have yet to produce completed projects within Sandy City.

Community-wide Non-Profit Developers

In addition to community based non-profit organizations, which undertake development projects in particular neighborhoods, there are also non-profit developers in Salt Lake County that operate throughout the community.

Developers and Providers of Housing for Special Needs Populations

In Sandy City and Salt Lake County there exist active non-profit developers that focus on persons with mental illness, persons with mental retardation and developmental disabilities, the elderly and persons with AIDS. These are identified in Section 4, Facilities and Services for Persons with Special Needs. A steady flow of local, state and federal resources for these target populations has enabled many of these organizations to put together sophisticated financing packages and to produce a significant number of units.

Providers of Home Repair, Weatherization and Housing Accessibility Services

A number of non-profit organizations provide housing repair and modification services in order to improve the condition of housing, increase energy efficiency or to enable persons with disabilities to live independently. Services are provided primarily by settlement houses or social service agencies, which provide physical improvements to housing as part of an array of community social services, and by organizations that serve the elderly and persons with physical disabilities.

Providers of Supportive and Social Services

Non-profit supportive and social service providers include an array of organizations ranging from small volunteer programs associated with churches and religious groups to large, countywide service-providers.

Neighborhood and Community Associations

Within Sandy City there are a number of Area Commissions, civic associations, business associations and other similar neighborhood groups. Some are officially sanctioned and supported by the city, while others function on a more informal basis, often forming around a controversial neighborhood issue.

Neighborhood associations are an important link between residents and city government, informing the city of neighborhood service needs, participating in planning processes and commenting on development proposals. They also serve the function of organizing residents and businesses to accomplish local neighborhood improvement projects, such as clean-up campaigns and crime prevention activities. Similar neighborhood and community associations also exist in suburban unincorporated Salt Lake County.

Private Sector Lenders

There are a large number of lending institutions in Sandy City and Salt Lake County, including banks, savings and loans and mortgage companies. The larger lenders have officers responsible for overseeing compliance with the Community Reinvestment Act. Others have bank Community Development Corporations which are involved in developing innovative products to enable the bank to participate in projects that benefit low and moderate income areas. Lenders help to finance industrial and commercial development projects, including small and minority businesses.

Many lenders are most comfortable with lending for homeownership projects, but some are participating in rental housing projects as well. Programs such as the Federal Home Loan Bank's Affordable Housing Program, and city and county loan and grant programs are helping to increase lender participation in nonprofit development projects.

Affordable Housing Builders, Developers and Managers

There are many for-profit builders, developers and managers of affordable housing in Sandy City and Salt Lake County, ranging from small landlords who have Section 8 tenants, to large developers who have packaged sophisticated Low Income Housing Tax Credit projects. There are also large single-family builders who are marketing unsubsidized affordable homeownership products in selected suburban unincorporated county locations. Others manage private subsidized rental housing.

Business and Economic Development Organizations

Several private sector organizations focus on improving the business climate and furthering economic development in Sandy City and Salt Lake County. These include the Sandy City Chamber of Commerce, and the Larry Miller Entrepreneurial Business Education Center.

The Sandy Chamber administers programs aimed at assisting small, minority and women-owned businesses. Larry Miller Entrepreneurial Business Education Center provides small business technical assistance and through SBA and state programs, assists with locating financing.

Private Sector Service Providers

The principal category of private-sector service providers is hospitals and health care providers. For-profit hospitals provide services for low-income people and further prevention efforts in the community. Some are involved in neighborhood revitalization efforts and support community-based development organizations through corporate foundations.

Gaps in the Institutional Structure

Since the last Consolidated Plan was written, progress has been made in overcoming gaps in the institutional structure, however, a number of gaps remain. Many of these were identified in the previous Consolidated Plan, and the stakeholder focus groups generated a number of additional gaps. The Strategic Plan goals and objectives are intended to address these gaps to the extent possible with available resources:

Overall Gaps

- Lack of a visible, proactive role on the part of community leaders in dealing with tough, inter-jurisdictional affordable housing and community development issues such as dispersion of affordable housing, removal of regulatory barriers and overcoming discrimination.
- Collaboration gaps exist between service providers and funding agencies.
- Welfare reform is putting a strain on other community service systems.
- Lack of economic self-sufficiency programs and an inadequate safety net for

single individuals.

- Economic self-sufficiency programs often lack a housing component.
- Lack of sufficient, affordable childcare services to meet the needs of working parents.
- Insufficient treatment facilities and housing options for people with chemical dependency.

Public Sector Gaps

- It is difficult to coordinate local, state and federal housing and community development program rules and regulations to serve those most in need in a cost-effective manner.
- Limited resources reduce the capacity of the city and county to expand services.
- There are turf issues among local governments and state government.
- The Housing Authority public housing units and the use of Section 8 certificates and vouchers are concentrated almost entirely in the northern part of Salt Lake County and are not located in Sandy City.
- Public transportation does not adequately serve reverse commuting and cross-county transportation needs.
- Public school curricula do not adequately address the social and skill development needs of low-income populations.

Non-Profit Sector Gaps

- The capacity of non-profit development organizations to produce and maintain housing and economic development projects varies widely.
- Some non-profits lack the capacity to handle regulatory, financial management and reporting requirements of grants and loans.
- It is difficult for non-profits to secure stable, ongoing sources of operating funds.
- In order to make a development project work, it is necessary for non-profit developers to put together financing from many different sources, each with its own regulations and requirements.

Private Sector Gaps

- Inadequate linkages to connect those living in poverty and needing employment with economic growth areas where labor shortages exist.
- Many retail and service sector jobs do not pay a "living wage" or offer benefits.
- Few local corporations contribute to affordable housing and community development equity funds that benefit Sandy City.
- Insufficient coordination among multiple sources of financial and technical assistance for small and minority businesses and startup entrepreneurs.
- It is not financially feasible for private developers to develop housing projects affordable to extremely low-income people without ongoing rental assistance.

Coordination

The various coordination activities in Sandy City and Salt Lake County highlight one of the key strengths in the institutional structure. This has been particularly true in recent planning processes which involved a broad base of community representatives in a process to develop a common vision and strategic plan. The following is an overview of coordination activities.

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Intergovernmental Cooperation and Coordination

Development and implementation of the Consolidated Plan in Sandy City and Salt Lake County is a coordinated city-county process. The Consolidated Plan stakeholder participation process included representatives of Sandy City, Salt Lake County and other member jurisdictions of the consortium, as well as the private and non-profit sectors.

Organizations in Sandy City and Salt Lake County have been active in accessing available state resources, and a number of the Consolidated Plan goals involve continuation or expansion of these activities. In the development of the Sandy City and Salt Lake County Consolidated Plan, a number of state agencies were contacted in order to identify available state resources.

Principal state of Utah agencies that fund activities related to the Consolidated Plan goals are:

- Governor's Office of Planning and Budget
- Department of Human Services
- Department of Health
- Department of Education
- Department of Transportation
- Environmental Protection Agency
- Bureau of Employment Services
- Board of Regents

Other Coordination Activities

There are a number of mechanisms in Sandy City and Salt Lake County to enhance coordination among organizations involved in implementation of Consolidated Plan objectives. These include:

Travelers Aide Society of Salt Lake City - organization charged with coordinating and allocating public and private funds to assist emergency shelter programs and develop a community-wide plan to reduce the number of homeless people.

Long Range Planning Committee for the Homeless - coalition of homeless service and shelter providers, and units of local government to coordinate service delivery, share information and coordinate advocacy on local, state and national homeless issues and program initiatives.

Salt Lake County CDBG/HOME Consortium - city and county economic development, human services, and block grant agencies coordinate regional activities for the implementation of their individual action plans.

Salt Lake County Association of Governments Affordable Housing Task Force - task force of state and local government organizations, housing funders, housing and homeless service providers and community representatives to monitor and address the issue of affordable housing issues in Salt Lake County.

Coordination Strategies in the Strategic Plan

The principles underlying the 2000-2005 Sandy City strategic plan support the existing coordination activities in the community and encourage additional coordination where appropriate. Overall, the goals and objectives in the Strategic Plan require coordination of other resources, policies and programs to maximize benefit to low- and moderate-income residents and neighborhoods. Coordination and cooperation among local jurisdictions in Salt Lake County, as well as with state and federal agencies will be key to successfully implementing the Strategic Plans.

Resources

Inventory of Resources

As part of the preparation of the Consolidated Plan, a detailed inventory was prepared of annual local, state and federal housing and community development resources in Sandy City. The inventory identified over \$ 3.575 million in total resources. This is a 40% increase over the \$2.5 million in resources identified in 1994-95. Approximately 15% of the resources are for education and supportive services programs, infrastructure and capital improvements made up the largest category at 28%. Seventy-nine percent of the resources are from federal sources, and 21% are local public resources.

The resources inventoried were those that primarily benefit low- and moderate-income households, plus all economic development resources, and include both grant

and loan funds. The inventory includes most public sector resources and some private sector resources. There are, however, significant private sector lender and charitable resources that were not possible to include in the inventory.

Other New Affordable Housing Resources

In addition to the resources summarized above, two other significant new resources for affordable housing are available in Sandy City. These are not easily quantified in the format of the resources table, but are important components of the local affordable housing resource base. In 1999, Fannie Mae opened a Partnership Office in Salt Lake City to target the Salt Lake County, Davis County and Utah County markets. The plan uses Fannie Mae mortgage products, community lending products, multifamily financing and other types of affordable housing investments to assist households in Sandy City to obtain affordable housing.

In 1997, the Utah State Legislature created the Olene Walker Homeless Trust Fund, to provide funding in the form of grants and low-interest and no-interest loans for the development of affordable housing programs throughout the state. The amount available varies widely from year to year, as the program is primarily funded through program income and donations via the State Income Tax Form check box program.

Strategies Related to Resources

The resources inventory was undertaken to give the Sandy City CDBG Citizens Advisory Committee a better idea of how HUD funds received by the city compare to other funding sources available to address Strategic Plan goals. Both the priorities for investment and the five-year objectives for Sandy City funds are intended to target limited city funds to activities that cannot be funded by other sources, as well as to leverage other resources whenever possible. The resources inventory will also be used in the future to evaluate the impact on the community of changes in funding of federal programs.

Part

2

Community Profile and Housing Market Analysis

An overview of Sandy City and the condition of housing in the area

Community Profile

Our Brief History . . .

Shortly after Mormon pioneers settled in the Salt Lake Valley in 1847, their leader, Brigham Young, sent groups to found additional communities in other parts of Utah. Sandy was one of the first of these early settlements. Among the first residents were Thomas Hill Allsop and his family who owned the eastern half of what later became Sandy City. The western half of the community was first owned by LeGrand Young, although there is no evidence that he lived on his acreage.

Sandy's name was derived from the sandy soil, hundreds of feet deep in places, which underlies much of the town. The sand was deposited over many centuries by wave action along the beaches of ancient Lake Bonneville.

In September 1871, the Wasatch and Jordan Valley Railroad reached south to Sandy from Salt Lake City. Brigham Young confirmed Sandy's name when he dedicated the town's first railroad depot site. The railhead was known from that time on as the Sandy Station. By May of 1873, the tracks were extended another eight miles to the mouth of Little Cottonwood Canyon in order to serve the growing number of mines in the Alta District at the top of the canyon.

Sandy City Consolidated Plan: 2000 - 2004

Map 1: Salt Lake Communities

Sandy City Consolidated Plan: 2000 - 2004

Sandy also became a voting district in 1873 and appointed Isaac Harrison as its first justice of the peace. About the same time a 160 acre Sandy townsite was surveyed and building lots were sold. Isaac Harrison built the town's first hotel and Charles Decker its first store. The railroad built a fine depot with an adjoining hotel, but both were destroyed by Sandy's first disastrous fire on July 13, 1880.

Sandy was also referred to as Sandy's Station after Alexander 'Sandy' Kinghorn, the first engineer to drive locomotives to Sandy over the new railroad. Whether as Sandy Station or Sandy's Station, the name endured and became Sandy City, Salt Lake County's second oldest incorporated town, in 1893. Sandy City even operated its own jail.

Sandy was a mining and smelting town from 1871 until the turn of the century. Mule Teams hauling silver-lead ores from Alta and copper-silver-lead from Bingham brought a steady stream of riches to the town during those years. Hundreds of miners, smelter workers, teamsters and railroad men filled the town's hotels, saloons and brothels.

Early ore shipments to Sandy were sold to investors who then sent them by rail to smelters in California for refining. Soon after the railhead reached the town, however, the Saturn smelter was built in Sandy. It was followed by the construction of the Flagstaff smelter. Both of these early smelters were replaced by the Mountain Chief smelter, later called the Old Mingo, which at its peak employed some 500 men in refining operations.

The railroad also hauled Sandy's other major product, granite stone, from the quarry in Little Cottonwood Canyon. The quarry was opened in 1868, several years prior to the railroad's arrival. The stones were first carried on wagons pulled by ox teams. Later, attempts were made to dig a canal that would float the granite blocks from Sandy to Salt Lake City, but it was never completed and the coming of the railroad made the project obsolete. Stone from the granite quarry was used for more than 50 years to build first the Mormon temple, then the Utah State Capitol and other major edifices in Salt Lake City and elsewhere. As late as 1965 the quarry was reopened to provide additional stone for expansion of the Salt Lake L.D.S. Temple.

By 1914 the Sandy area's population was about 2000, including more than 500 school children. Sandy was even then becoming a suburban community of homeowners and small farmers who valued its quiet lifestyle and its proximity to the culture and commercial centers in Salt Lake City.

In the latter part of the century, Sandy became one of the fastest growing cities in

Sandy City Consolidated Plan: 2000 - 2004

America as Its population rocketed to 52,210 by the 1980 census. Current estimates place our population at 101,128, making Sandy City Utah's fourth largest city.

Today about 120,000 people within Sandy and the surrounding Salt Lake County area are served by Sandy's 10 commercial centers and regional shopping malls. Sandy is the gateway to four world class ski resorts (Alta, Brighton, Snowbird and Solitude), and offers many cultural and recreational opportunities to residents and visitors. Sandy residents still look out on the same unspoiled mountain vistas that greeted the town's first settlers and have the unique distinction of being able to view a federally designated wilderness area located only five miles from their back yards.

Geography

Sandy is located 15 miles south of Salt Lake City along Interstate 15. The majestic Wasatch Mountain Range rises immediately east of the City and the Oquirrh Range rises ten miles to the west. Sandy City is approximately 25.1 square miles in size. Altitudes range from 4,200 feet above sea level to about 5,200 feet at the base of the mountains. Peaks in the Wasatch Range exceed 11,000 feet only five miles east of Sandy.

The city is situated mainly on multilevel plateaus which once formed the beaches of prehistoric Lake Bonneville. This ancient lake, some 1,000 feet deep, once covered the entire Salt Lake Valley and most of the State.

Some time between 30,000 and 20,000 B.C. the waters of Lake Bonneville broke through Red Rock Canyon in southern Idaho and flooded into the Snake River. Within just a few years, most of the lake had poured down the Snake and Columbia river valleys to the Pacific Ocean. The lake further receded as the climate of the area became drier. Today the Great Salt Lake and Utah Lake are the surviving remnants of this great inland sea.

The Wasatch fault system, which helped create the Wasatch Range, runs along the east side of Sandy. Although no significant earthquakes along this fault system have been recorded in over 150 years, evidence of its ancient movement can be seen clearly in many areas throughout eastern Sandy. A marker at the mouth of Big Cottonwood Canyon identifies the exact point where the canyon road crosses over the fault.

The City is bisected by "Dry Creek", an urban nature park that is maintained by the Salt Lake County Parks Division. The park is a miniature canyon that runs east-west,

Sandy City Consolidated Plan: 2000 - 2004

Map 2: Sandy City Vicinity Map

Sandy City Consolidated Plan: 2000 - 2004

and is criss-crossed by horse and pedestrian trails. The park area also has several picnic areas, and two equestrian parking areas. To maintain its special character, the City has created a special zoning district and master plan to ensure that modern development does not spoil its natural beauty.

The Jordan River is located at the western most edge of Sandy City, and flows year-round. While not navigable by large water craft, it is a popular area for canoes and other similar watercraft. The City is currently planning for a municipal golf course and trail system along the Jordan River corridor.

Climate

Sandy enjoys four well-defined seasons, usually without marked extremes. The mean annual temperature is near 51 degrees. The climate is semiarid and temperate.

Temperature

The mean Spring temperature is 49.9 degrees. The Summer mean temperature is 73.0 degrees. Summers are fairly hot with many daily maximums above 90 degrees F with occasional days reaching 100 degrees F, but summer evenings are cooled by unfailing canyon breezes. The mean Fall temperature is 52.8 degrees F and the leaves changing to their fall colors on the mountain slopes are a glorious sight. The mean Winter temperature is 31.7 degrees F. There are several winter days with minimums below freezing and a few days below zero.

Precipitation & Snowfall

The annual precipitation is 16.18 inches with a high of 2.12 inches in April and a low of 0.81 inches in July.

Snowfall averages 58.0 inches a year. Measurable snowfall usually begins in November and continues through April. Heaviest snow accumulation is experienced in January when an average of 13.2 inches is received. Winter temperatures vary enough during winter months to allow streets to remain dry and clear between storms.

Temp	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mean	27.9F	34.1	41.8	49.7	58.8	69.1	77.9	75.6	65.2	53.2	40.8	29.7
Min.	19.3	24.6	31.4	37.9	45.6	55.4	63.7	61.8	51.0	40.2	30.9	21.6
Max.	36.4	43.6	52.2	61.3	71.9	82.8	92.2	89.4	79.2	66.1	50.8	37.8
Prec	1.11"	1.23"	1.91"	2.12"	1.80"	0.93"	0.81"	0.86"	1.28"	1.44"	1.29"	1.40"
Snow	13.2"	9.5"	9.9"	5.0"	0.6"	Trace	0	0	0.1"	1.3"	6.4"	12.0"

Finding Your Way Around

Sandy City Consolidated Plan: 2000 - 2004

All street addresses in the Salt Lake Valley are numbered from a central maker located at the intersection of South Temple Street and Main Street in downtown Salt Lake City. Most streets are also named to show their relative position to this central location. 9400 South Street, for instances, is 94 blocks south of the central maker. 700 East Street is seven blocks east of the central area residents usually leave off the designation 'street' when giving an address. Hence, 9400 South Street is simply 94th South. This makes many addresses look like coordinates on a map unless you understand the street numbering system. A typical address such as 8807 South 700 East is located in the 88th block south of the central maker on 700 East Street. The address 598 East 9400 South is located in the 5th block east of the central maker on 9400 South Street. Once you understand the numbering system, addresses in Sandy and other Utah cities are easy to locate.

Transportation

Freeway and Highway Systems

All-weather roads prevail. Sandy City is located just 4 miles south of the I-15 and I-215 junction. The overall Utah transportation infrastructure includes over 43,000 miles of roads and highways.

- Interstates 80 and 15 converge in Salt Lake City
- I-84 separates from I-15 in northern Utah and travels northwest to Boise and Portland
- I-70 separates from I-15 in central Utah and leads east to Denver
- I-15 North to Salt Lake City, Ogden, Idaho and Canada.
- I-80 East to Park City, Wyoming, the Mid-West, and terminating in New York City
- I-80 West to Reno, Sacramento and San Francisco
- I-15 South to Provo, St. George, Las Vegas, Los Angeles and San Diego.
- I-15 North to the Canadian border.
- SR-209 to Alta and Snowbird Ski Resorts
- SR-190 to Brighton and Solitude Ski Resorts, Park City

Air Transportation

Salt Lake City International Airport - Owned and operated by Salt Lake City, SLC International Airport is a 30 minute drive north of Sandy City. It is a major passenger and freight terminal. 13 airlines provide over 350 daily flights to 66 cities across North America. Delta Airlines and Southwest Airlines both operate hubs in Salt Lake City.

Sandy City Consolidated Plan: 2000 - 2004

	Flight Time (Hours)	Daily Non-Stop Flights from Salt Lake City
Atlanta	4	7
Chicago	3	9
Dallas	2.5	8
Denver	1	20
Los Angeles	1.5	13
New York	4.5	5
Phoenix	1.5	8
Portland	1.5	8
San Francisco	1.5	7
Seattle	2	4
Washington, D.C.	4.5	2

Salt Lake Airport Number 2 - Owned and operated by Salt Lake City, SLC Airport #2 is a general aviation facility located 20 minutes to the west of Sandy City. The airport accommodates small aircraft including corporate jets and turbo props.

Other Area Airports - Area airports handling small aircraft and other general aviation include Provo City, Ogden, and in extreme emergencies, Hill Field (United States Air Force).

Trucking/Delivery Services

The Salt Lake Valley is serviced by major state and national carriers as well as local lines. More than 2,500 trucking firms are based in Utah. These carriers provide regularly scheduled, daily, direct service from Utah's metropolitan areas with one or two day service to almost any point in the western United States. Daily service includes:

- United Parcel Service (UPS)
- Federal Express

Sandy City Consolidated Plan: 2000 - 2004

- AirBorne
- DHL

Destination City	Mileage from SLC	Delivery Time
Atlanta	1,976	3 - 4 days
Chicago	1,443	2 - 3 days
Dallas	1,262	1 - 2 days
Denver	512	1 day
Los Angeles	730	1 - 2 days
Phoenix	688	1 - 2 days
Portland	807	1 - 2 days
San Francisco	755	1 - 2 days
Seattle	869	1 - 2 days

Bus System

Greyhound Service (from Salt Lake City) to San Francisco, Denver, Los Angeles, and Portland.

Utah Transit Authority (UTA)- An urban mass transit system with many service lines located in Sandy City to other points within the Salt Lake Valley. The entire UTA system serves Salt Lake, Weber, Davis and Utah Counties with 165 bus routes covering 1,800 square miles. Over 400 buses carry an average of 63,000 riders each day over the entire bus network.

TRAXX (UTA Light Rail) - An urban light rail mass transit system with service from downtown Salt Lake City to Sandy City and points in between. There are two TRAXX light rail stations in Sandy. Average daily passenger one-way trips during the first 3 months of operation was 21,000. There are plans to expand the system to the University of Utah Campus during the next two years, and future extensions into West Valley, West Jordan, Draper and to the Salt Lake Airport in the next 5-20 years.

Rail System

Sandy City Consolidated Plan: 2000 - 2004

Utah has 1,700 miles of railroad track throughout the state which converge in the Salt Lake-Ogden metropolitan area. Two class I railroads, Union Pacific and Southern Pacific, serve Utah, providing second morning service to 90% of the western United States. Salt Lake City is the westernmost point from which all west-coast cities can be directly served without backtracking.

Amtrack passenger rail services are accessible in Salt Lake City.

Recently Completed and Future Road Projects

The State of Utah is currently reconstructing a 16 mile section of Interstate 15 as it traverses the Salt Lake Valley. The construction area begins at approximately 10700 South in Sandy City and extends to 7th North in Salt Lake City. The reconstruction is a complete rebuild of the entire freeway, including the replacement of all bridges, overpasses, flyovers and interchanges. Existing interchanges are the traditional diamond shape with frontage road access. The rebuilt interchanges will be designed as **Single Point Urban Interchanges (SPUI)**, which are designed to reduce traffic congestion and improve turning movement safety. Anticipated completion date for the southern half of the reconstruction project is the fall of 2000. The entire project should be completed by fall 2001.

Sandy City, in a joint partnership with the City of South Jordan and the Utah Department of Transportation, have constructed a new underpass to connect the east and west sides of the City at 10000 South. The extension of 100th south to the west side is expected to open up development opportunities for existing undeveloped industrial ground, and to improve access to the recently completed Entrepreneurial Business Development Center.

Design work and environmental impact statements are now being completed for a future freeway interchange to be built at 114000 South. The project is anticipated to be completed by 2003, and will improve access to commercial land in Sandy, Draper and South Jordan, and also improve freeway access for local residential commuter traffic.

Highland Drive (approximately 2000 East) is planned to be extended southward into Draper, but development is dependant upon federal funding. To cross into Draper, a large bridge would be required to span the Dimple Dell Regional Park as it crosses the natural canyon. Estimated costs for the bridge alone is approximately \$7 million dollars, and total cost of the project to be near \$30 million. At this point in time, Draper City has not expressed any interest to have the road connect with their city. It is anticipated that the road will not be constructed for at least 7-10 years.

Water

Sandy residents are fortunate to live in an area so abundant in clean water. We enjoy the clean, pure water from many pristine canyons, various crystal clear canyon streams, and abundant groundwater aquifers. With the help of mother nature and modern science, we are pleased to announce that the water you drink complies with national drinking water standards.

The City water supply comes from both groundwater and surface water. Groundwater is pumped to the surface from underground aquifers located several hundred feet below the earth's surface. Surface water is generated by the snow melt of six canyons along the east side of Sandy and the Provo River.



The City relies on three main supplies for its water needs. First, Sandy City is a member of the Metropolitan Water District of Salt Lake City. From the District, Sandy receives treated surface water which is taken from Little Cottonwood Creek and from Deer Creek Reservoir. Second, the City purchases water from the Jordan Valley Water Conservancy District. This District supplies the City with surface water from the Jordanelle and Deer Creek Reservoirs, five mountain streams east of Sandy, and numerous wells located throughout Sandy. Third, the City pumps groundwater from its 21 wells. These wells are used to supply safe drinking water in the sweltering summer months when demand is high.

Contaminants In Sandy City Water

Drinking water, including bottled water may contain small amounts of contaminants. Contaminants may be naturally occurring minerals, radioactive materials, and animal waste. A small amount of a given contaminant does not pose a health risk.

Sandy City has conducted a source assessment on each of its groundwater sources. The assessment identifies protection zones around each well and potential contaminant sources within each zone.

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The City is implementing a source management protection plan for each of the City's well sites. The plan seeks to prevent contaminants from entering into the groundwater by conducting a risk assessment of each well site and then determining whether current safeguards are adequate. The plan also provides for a contingency plan in the event that a groundwater source should become contaminated.

The Sandy City Council adopted a Drinking Water Source Protection Ordinance to protect our groundwater sources. The Department of Public Utilities is currently drafting a Watershed Protection Ordinance that will further safeguard the water sources that come from our canyons.

Sandy City is also a member of the Salt Lake Valley Groundwater Coalition. This group consists of 14 area drinking water suppliers, the Salt Lake City/County Health Department, and the Utah State Department of Environmental Quality. These entities have joined forces to protect drinking water wells throughout Salt Lake County. The Coalition's efforts have received a National Engineering Excellence Award and Achievement Award from the U.S. Environmental Protection Agency.

With our success in delivering clean water, we also recognize that some people may be more vulnerable to contaminants in drinking water than others.

Immuno-compromised persons, such as those undergoing chemotherapy, organ transplant patients, individuals with HIV/AIDS and other immune system disorders, as well as some elderly persons or infants may be at risk. These people should seek advice about drinking water from health care professionals or by calling the U.S. Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

If you would like information on groundwater source protection, you may view the City's Drinking Water Source Protection Management Plan at the Department of Public Utilities, Monday through Friday, 8 a.m. to 5 p.m.

Giardia and Cryptosporidium

Giardia and Cryptosporidium are microscopic parasites that occur naturally in lakes and streams. These organisms enter lakes and streams from the feces of humans and animals. If these parasites are ingested through various water sources they may cause diarrhea, fever and stomach pains.

However, while these parasites are found in our streams and reservoirs, they are removed during the treatment process. Parasites such as these have never appeared and have never been found in our treated drinking water. Therefore, do not drink untreated stream, lake or canyon water. Also, be considerate when hiking or camping to not contaminating everybody's drinking water with human or animal waste. Not only is

this practice unsafe, but it is against the law. Any person found contaminating the water in this way may face criminal sanctions.

Radon

Radon is a naturally occurring radioactive gas found in soils and groundwater. It is released into the air when water is used for showering and other domestic household uses. High levels of radon may cause cancer.

The final MCL for radon has not been established. The EPA will establish the final MCL with the adoption of the Radon Rule in the near future. As a proactive measure, we will be testing our wells for radon during the coming year.

Indoor air radon levels should not exceed 4 pCi/l. The radon from your water may contribute to some of the air radon inside your home. You can test the indoor radon in your home with a \$10 kit available from the Utah Safety Council by calling 262-5400.

Home Treatment Devices

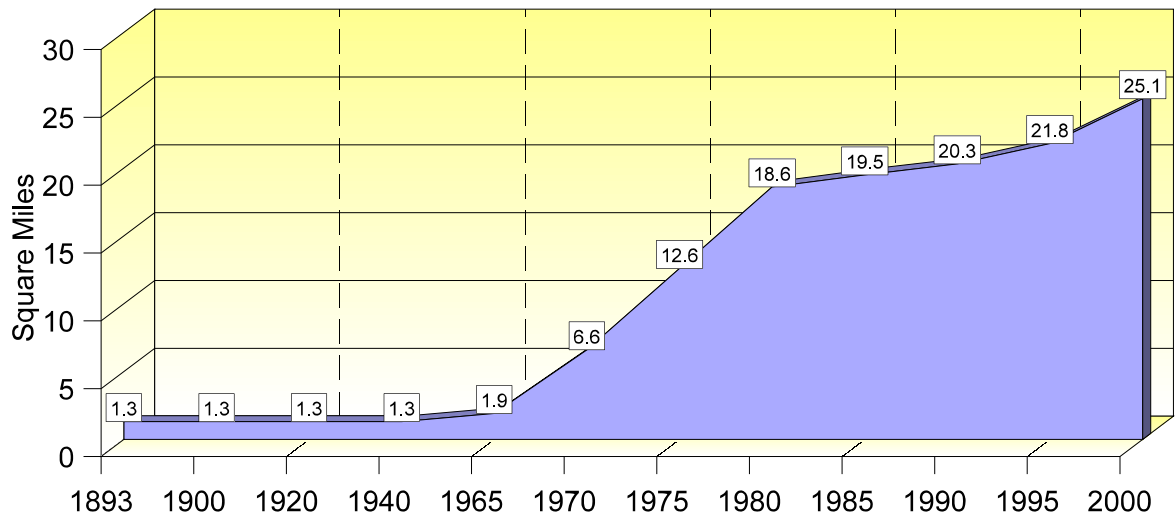
Your water is safe to drink straight from the tap. If you decide to install a home treatment device, please be advised that you must take responsibility for maintaining it. In fact, you may make your water unsafe by failing to maintain your home treatment device.

Sandy City does have hard water. Currently our hard water measures around 13 grains per gallon. Because of this, many residents desire to install a water softener. Water is softened by an ion exchange system. Sodium or potassium exchange systems are the only methods known to work effectively. Contrary to some advertisements, magnetic systems have not been proven to be effective.

Annexation and Sprawl

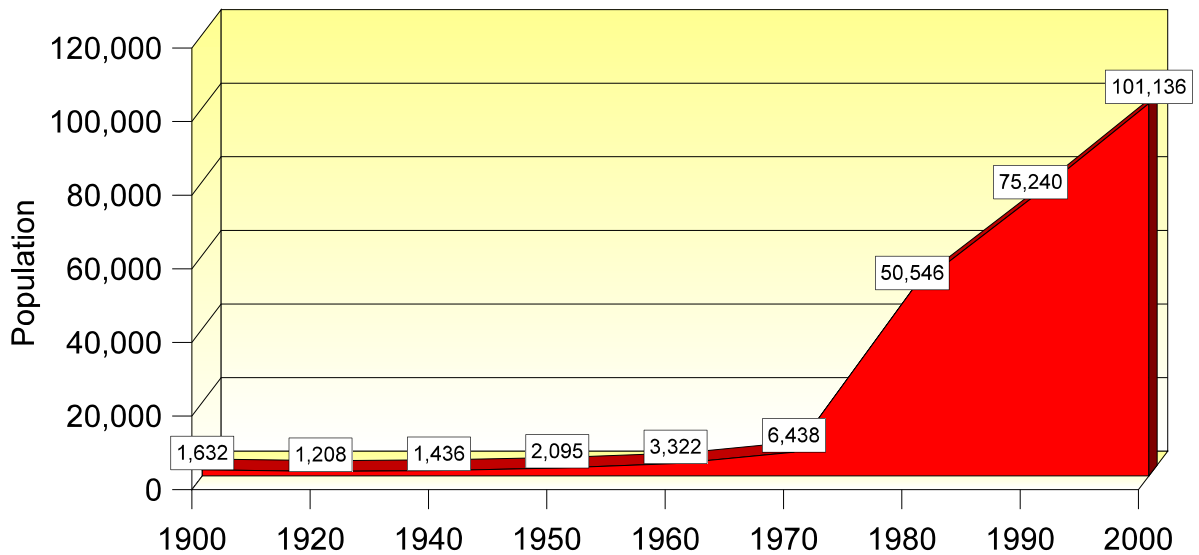
Sandy City encompasses 25.1 square miles. The land area remained fairly unchanged between the original incorporation in 1893 to 1960. Since 1960, however, Sandy has experienced rapid expansion to its current size. The largest single contributor to the overall expansion of the city was the flight to the suburbs from Salt Lake City. Because the City is bordered on the west and southern boundaries by three existing municipalities, and the National Forest Land to the east, the option for expansion lies primarily to the north where land has already been developed under unincorporated County jurisdiction.

City Land Area Growth



Map 3: Annexation History

Population Growth



As demonstrated in the previous charts above, the City remained fairly stable in overall land area and population until 1970. Since that time, the City has experienced unprecedented growth, both in land area and population. The average population per square mile dipped briefly from 1960 to 1970, but has seen constant growth since that time period.

	1960	1970	1980	1990	2000
Persons per square mile	2,076	975	2,717	3,706	4,029

The Sandy City Long Range Planning Division has projected an actual population of 112,124 if the areas of unincorporated Salt Lake County that are within the overall city boundary area were to be included. It is estimated that at final buildout, the City will contain approximately 125,000 residents (including the annexation of existing county islands).

Economy and Labor Force

After a slow start during the early and mid 1900's, Sandy City has grown to be the fourth largest city in the State of Utah. Early in its' history, the city was a focal point for mineral ore smelting and refining processes. At one point, there were 6 major smelting and refining plants within the city limits. The city's population was either directly employed in the smelting plants, or worked the mines up Little Cottonwood Canyon to the east of the city.

After the rich ore gave out during the first decade, the city experienced a rapid transition from a booming mining town to a quiet agricultural enclave. The major crop grown in the fields surround the city was sugar beets. Many citizens worked for local farmers during planting and harvest time to prepare the crop for market. During the balance of the year, however, they worked in typical small town shops and services. Few residents commuted to cities to the north for employment, although a light rail trolley system was used for just that.

During the late 1960's and all of the '70's, Sandy City became a very popular place to live, and became the place to live in the Salt Lake Valley. Sandy rapidly transformed from a small town to a major bedroom community to the central city (Salt Lake) and other points north. The city did not have any major shopping centers nor employment opportunities for its' residents to work or shop locally.

However, that began to change, starting in the early '80's, as several major employers moved to Sandy, and a new regional mall was constructed. The city then gradually changed from being a true bedroom community to a more diverse suburb, offering both quality residential development and local employment, as well as a well rounded shopping environment.

Sandy's economy has many assets, including:

- A nationally renowned heart valve production and research facility with Becton Dickinson.
- Alta View Hospital and Women's Health Center, providing quality care.
- Several satellite campuses for the University of Utah and the Salt Lake Community College, including a new entrepreneurial training center. Soon, a major training center for Toyota will be constructed and operated by the community college as well.

Sandy City Consolidated Plan: 2000 - 2004

- A healthy central business district, including a new 450,000 square foot convention center, two new hotels, expansion of the South Town Mall to 4 major anchor tenants, new movie theater and entertainment complexes.
- A diversified economy with strengths in research, education, service, financial services, fabricated metal products, printing and publishing.

While Sandy City's economy is healthy, and while the City certainly shares in the benefits of a strong regional economy, the City is struggling to attract its fair share of regional developments and to connect its residents to the new jobs. The City faces two problems that it must address through its economic development programs.

- One problem is that industrial and commercial development is easier at the other locations within the county than in Sandy City. The City has to contend with state policies, for example, that subsidize the cost of moving jobs to new development sites in the suburbs on the grounds that these are "new jobs" when in fact they are simply jobs that move from one part of the metropolitan area to another. There are few sources of funds that can be used to *retain* jobs. As a second example, suburban developments are typically greenfields developments. In contrast, even after the City has acquired sites, in and of itself no small accomplishment, it then often faces the challenge of promoting development with the attendant costs of rebuilding aging infrastructure, demolition, and possibly dealing with environmental hazards.
- A second problem is that the city's potential workforce includes a disproportionate share of the region's less well-off members. The unemployment rate in the City has remained fairly constant, ranging from 2 to 3% during the last 8 years. During the same period, the rate for Salt Lake County has ranged from 3.1 percent to 4 percent. The City's resident workforce is more educated than the County workforce and is overqualified for the less skilled jobs that are easier to create.

Thus, Sandy City cannot focus only on industrial and commercial development, nor can it focus only on workforce development. The challenge is to create jobs that City residents can fill at all levels.

One approach to doing this involves small business development. The following organizations play a key role in the City's plans to develop and retain jobs and to develop the workforce.

- The State of Utah's Job Service Program serves youths and adults with workforce development programs. Job seekers and businesses benefit from

Sandy City Consolidated Plan: 2000 - 2004

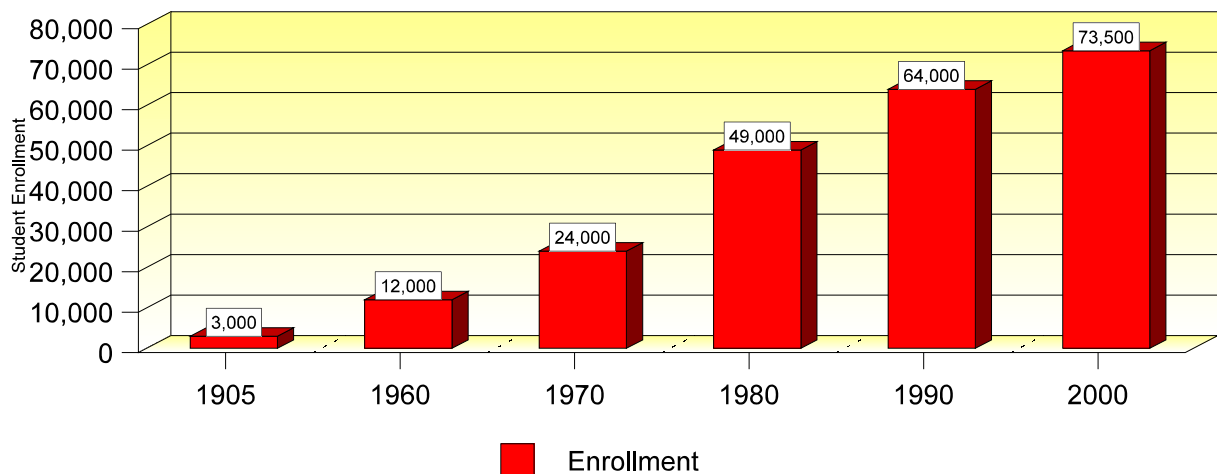
services related to assessment, preparatory education, occupational skill training, direct job placement and work experience.

- The Sandy City Economic Development Department is concerned with the downtown area and with the City's neighborhoods. The Department fosters positive community relationships, encourages business growth and job retention, creates new employment opportunities and facilitates property development.
- The Sandy Area Chamber of Commerce

Schools

The Jordan School district (JSD) is the largest school districts in the state of Utah. It not coextensive with Sandy City but the entire City is included and all adjacent communities in the Salt Lake Valley south of approximately 5400 South. The current estimated student enrollment is 73,000. There has been a steady increase in the student population of the Jordan School District and the district has struggled finding new ways to pay for the needed new schools in new growth areas. In addition to new schools, the District has also had to construct replacement schools. Within Sandy City, Jordan High School was replaced with a new school several blocks south. The old high school was 80 years old, and was not constructed to withstand an earthquake. The replacement school was constructed to strict standards and implemented modern building design to enhance the learning environment. One elementary school within Sandy City also received a designation from President George Bush as one of a "Thousand Points of

Jordan School District



Light”.

The district has not had difficulty passing tax levies. There is a perception that the district has succeeded in its charge to educate the youth of the community with the limited dollars available to it.

Like the population of the City, enrollment in JSD has been on the increase since the 1960s. The decline over the last 30 years has been striking, as the district has increased approximately 49,000 students. In 1970, the enrollment in JSD was 24,000. By 1980, the district had increased to over 49,000 students.

Household Demographics

One of the most interesting features of the City housing market is that 9.7 percent of the households are one-person households, a much smaller proportion than in the region as a whole. Further, there were more than twice as many female-head of households than male-headed households with children in 1990.

Total Households	19,387
One Person Households	1,875
Female	965
Male	910
Family Households	17,512
Female	1,194
Male	405
Married	15,913

The elderly represent a small but increasing proportion of the City’s population. This represents a combination of multiple trends. The population as a whole, of course, is aging, as the baby boomers grow older. Finally, it is probably the case that older persons who are owners and whose children are grown experience few of the push factors that lead people to consider other housing markets.

Age Group	Population	% of Entire Population
0-9	18,013	24%
10-19	18,013	24%

Sandy City Consolidated Plan: 2000 - 2004

20-34	14,261	19%
35-54	20,265	27%
55-74	3,753	5%
75+	753	1%

Income and Poverty

The 1990 Census revealed that there were 3,141 persons in Sandy City living below the poverty line in 1989, or 4.2 percent of the persons for whom poverty status is determined. The economic boom of the past eight years has led to record low unemployment rates for the State of Utah and Sandy City. It is not unreasonable to assume that the number of persons in Sandy City living below poverty has fallen since 1995. However, there is no reason to believe that the geographic concentration or racial concentration of poverty has improved since 1990, so 1990 Census data are used in the following material.

The poverty rate in the Sandy City is 4.2 percent. As in the tables below, income levels are spread evenly across all groups.

Poverty Status

Persons Below Poverty	3,141	4.2%
Persons Above Poverty	71,919	95.8%

Household Income

Under \$10,000	3,227	4.2%
\$10,000 to \$14,999	2,927	3.9%
\$15,000 to \$24,999	6,905	9.2%
\$25,000 to \$34,999	11,634	15.5%
\$35,000 to \$49,999	20,490	27.3%
\$50,000 to \$74,999	19,890	26.5%
\$75,000 or More	10,057	13.4%
Median Income	\$43,971	

Map 4: Low and Moderate Income Areas of Sandy

Lead-Based Paint Hazard Reduction

Sandy City is in a relatively good position with respect to the problem of lead poisoning. Only 1.5 percent of its housing stock was built prior to 1940 and 8.6 percent was built prior to 1970. However, the major source of lead poisoning does not lie within the home itself, but in the surrounding soil. During the initial settlement of the City in late 1893 to approximately 1910, the City was home to at least 6 ore smelters. One by-product of the smelting process was lead dust, which spread to adjacent areas in the community. Because of the potential health hazards associated with the lead enriched soils, the U.S. Environmental Protection Agency declared portions of Sandy a super fund clean-up site, and initiated clean-up programs to remove the contaminated soils. The project lasted 5 years, and affected approximately 200 acres. All contaminated soil was removed between a depth of 6 to 19 inches, and replaced with clean top soil and revegetated.

The Salt Lake City/County Board of Health has programs that provide community education on health problems associated with lead poisoning, conduct mass screenings of children to identify those with elevated blood lead levels, to arrange appropriate medical treatment for identified children, and to monitor at-risk children through their preschool years.

Substandard Housing

The decennial censuses provide only very limited data on housing quality. Most of the housing quality indicators that the census measures relate to battles for housing quality that were won decades ago, or which are of limited relevance in well-governed urban areas. Thus, there are no known homes within the City's housing stock that lacks complete plumbing for exclusive use, complete kitchen facilities, that do not have access to the municipal water supply, or are not connected to the sewer system or other acceptable septic tank waste disposal systems.

Map 5: Housing History Map

Sandy City Consolidated Plan: 2000 - 2004

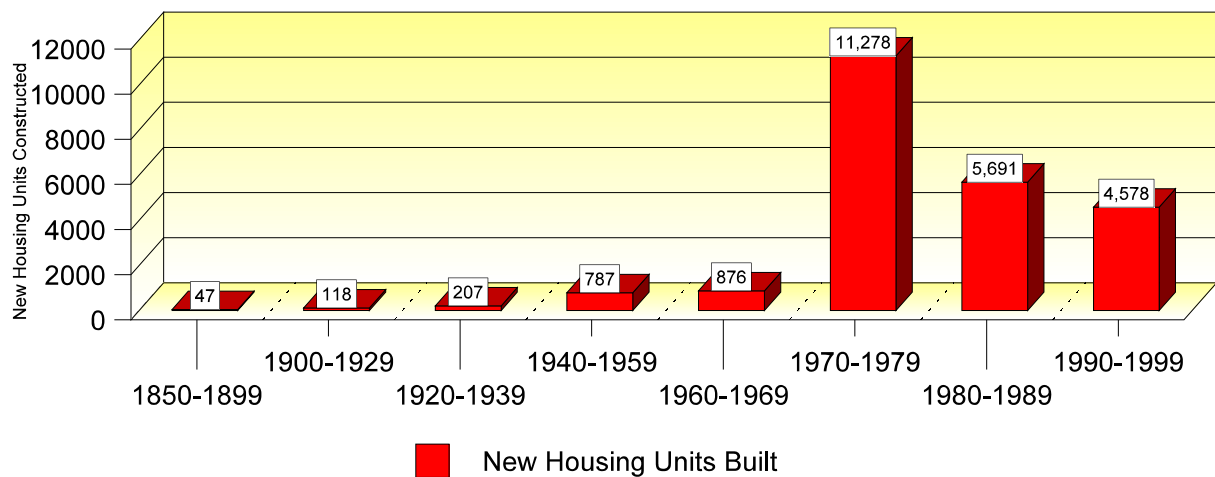
Homeownership

Sandy City has a high home ownership rate relative to cities of comparable size. In 1990, 87.3 percent of all households in the City were owner-occupied. For the 12 largest cities in Utah with 1990 populations of exceeding 32,000, the aggregate rate of home ownership in 1990 was 68.1 percent. The next ranked city had a homeownership rate of 78.8% (West Jordan)

Sandy City has fewer barriers to home ownership than with other cities in the Salt Lake Valley. These include a housing stock that is newer than that in the northern suburbs and schools that are perceived to be higher in quality than schools in other districts.

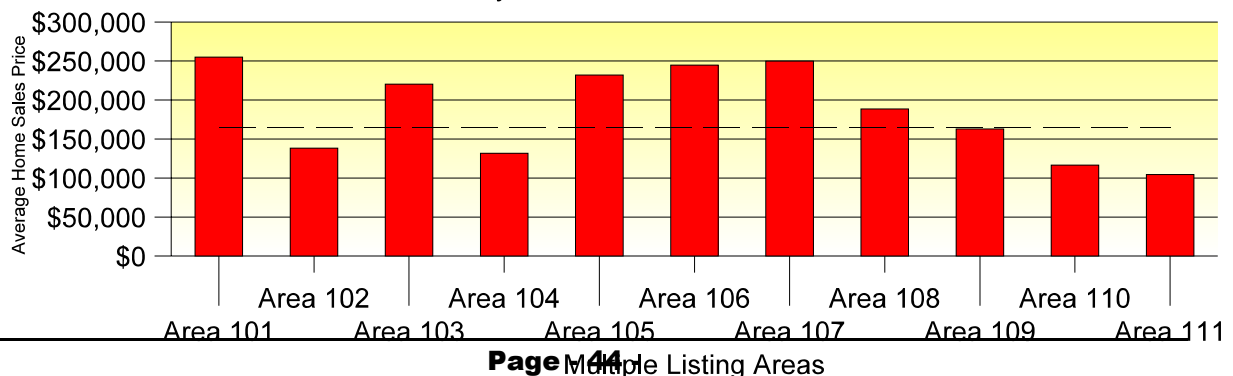
Prior to 1960, there was a premium associated with living in the City. Sandy was far from the developed urban center of Salt Lake City, and had a very well developed agrarian system in the adjacent farmlands. Farmers were very reluctant to sell arable

New Housing Units



Salt Lake County Average Home Sales Price

Sandy is Areas 107 and 108



farm land to develop new housing, and the city was very limited as to expansion. Sandy was far from unique in that respect, but unlike other cities, there was land available that was very suitable lots for single-family detached homes. In the mid to late 1960's, area farmers began to retire, and sold almost all the area farm land to residential developers. Thusly, single-unit detached structures in Sandy were reasonably inexpensive, with the effect that working class families more often purchased than rented. Most of the land was relatively flat, and homes were able to be built fairly quickly and cheaply.

Sandy has retained a good share of the more expensive homes in the area. As shown below, Sandy appears to be more than merely average in this respect.

Fair Housing

While there has not been many reported problems of individuals being denied the right to live where they would like solely on the basis of race, religious beliefs or physical handicap, progress has been made in the past decade towards the goal of furthering fair housing. Advances can be seen in both the private and public sectors.

Perhaps the largest contributing factor to further fair housing for moderate income and minority households to purchase housing, reducing a barrier standing in the way of increased home ownership within the City. Lenders, in responding to the federal Community Reinvestment Act (CRA), have fashioned many programs directed towards minorities and moderate-income families in general. The secondary market has also made great strides in creating markets for innovative financing favoring these buyers. Furthermore, several private social service agencies have programs to aid with down payments.

Rental Housing

The availability of rental housing in Sandy has primarily been focused on multi-unit developments, typically in the form of apartment or condominium development. While the City encourages the development of detached single family or twin-home development for rental housing, the development market has chosen to focus on the higher profitability of the multi-unit developments. The primary cause for this focus lies with the raw land costs and the lack of available land for residential development within the city.

Sandy City Consolidated Plan: 2000 - 2004

Rental rates for apartments and homes for the last quarter of 1999 were:

	Sandy	County Avg	HUD Fair Market Rent
1 Bedroom/1 Bath	\$612	\$548	\$501
2 Bedroom/1 Bath	\$667	\$616	\$635
2 Bedroom/2 Bath	\$753	\$737	\$635
3 Bedroom/2 Bath	\$860	\$825	\$884
Average Rent	\$708	\$614	N/A

Average vacancy rate for 1999 was 9.1%, which is up from the vacancy rate of 7.2% for 1998. The County-wide average for 1999 was 7.7%, which also was up from the vacancy rate of 6.8% for 1998.

Housing Supply

Between 1990 and 1999, 6,035 building permits were issued for all types of housing units in the city. The supply of housing in Sandy City has been increasing steadily to meet the needs of a growing population, with a more recent focus on increasing the type and variety of housing choices available.

Traditionally, single-family housing has been the most popular and predominant housing type in the City. That trend has not changed during the last decade, although the total number of multifamily units has increased by about 50%. The major cause of the continuing reliance on detached single family homes was the steady decline and stability of mortgage interest rates during this period which made the cost of financing a home very attractive and the monthly house payments affordable.

Type and Tenure

According to the 1990 U.S. Census, the total number of housing units for Sandy City was 20,110. Among the dwelling unit types, single-family households, including mobile homes, accounted for almost four-fifths or 86.9 percent of the total housing units. Multifamily units (duplexes, triplexes and quadraplexes, and five or more unit structures) represented 13.0 percent of the housing stock in Sandy City.

Sandy City Consolidated Plan: 2000 - 2004

These occupied units can be further divided into two categories, owner and renter-occupied. The City's 16,964 owner-occupied units accounted for 84.3 percent of the City's total units with renter-occupied representing 12.2 percent which is 2,459 units. In 1990 at the time of the census count, 687 units or 3.4 percent were vacant.

Mobile Home Parks

In Sandy City there are 10 mobile home parks which contain 807 spaces. The largest concentration of mobile homes is in the Southwest end of the City in the Crescentwood Mobile Home Park. This mobile home park contains 269 spaces, or 33% of the entire mobile home housing stock of the City. The second largest concentration is in the area between Interstate 15 and State Street, and between 9000 South and 8800 South. This area has 5 parks and 230 spaces.

Historically Significant Residential Properties

Sandy City has many historically significant residential properties. Housing of historical significance is primarily scattered within the historic square mile of the city. All homes were built between 1850 and 1920. Many of the homes were designed using Victorian style elements, although there are a few homes with a unique style found nowhere else.

Housing Demand

The household population, household size and the household income are the three basic determinants of demand for housing in an area. The population of Sandy City was 75,058 in 1990. Current estimates of the City's population place it just under 102,000. It is projected to increase to 125,000 by 2010.

The number of households is determined by the population average and household size. At the present time, households are growing at a faster rate than the population. The primary reasons for this are the trend toward smaller families and an increase in the number of one and two person households.

The total demand for housing is determined by an analysis of the existing inventory as it relates to the projected number of households, the estimated loss of currently inhabitable units, and the vacancy rate.

Demand by Value and Rent

The primary determinants of housing demand by value and rent are projections of household income and housing expenditures.

Sandy City Consolidated Plan: 2000 - 2004

The Bureau of the Census defines household income as the aggregate of all money income of persons 14 years old and over who are all members of the household. This includes monies received from wages, salaries, non-farm self-employment (net), farm self-employment (net), Social Security, Railroad Retirement, public assistance, welfare and all other sources.

Within the Intermountain West (Utah, Idaho, Montana, Nevada), the median household income has remained fairly constant, only increasing 13.15% when compared to 1998 dollars.

Division and year	Number (thous.)	Median income		Mean income	
		Current dollars	1998 dollars	Current dollars	1998 dollars
MOUNTAIN					
1998	6,406	\$39,423	\$39,423	\$51,048	\$51,048
1997	6,249	36,572	37,142	47,631	48,373
1996	6,120	34,719	36,069	44,160	45,877
1995 25/	5,943	33,598	35,935	43,936	46,992
1994 24/	5,801	32,995	36,290	42,656	46,916
1993 23/	5,605	31,907	35,992	39,892	44,999
1992 22/	5,540	30,264	35,161	37,576	43,656
1991	5,219	29,616	35,444	36,688	43,907
1990	5,164	28,841	35,969	35,422	44,176
1989	5,194	27,267	35,843	33,756	44,373
1988	5,045	25,317	34,883	31,314	43,146
1987 21/	4,906	25,069	35,970	31,396	45,049
1986	4,844	24,574	36,547	29,877	44,434
1985 20/	4,715	24,197	36,655	29,208	44,246
1984 19/	4,598	22,869	35,877	27,267	42,777
1983	4,485	20,915	34,228	25,097	41,072
1982	4,292	20,542	35,025	24,461	41,707
1981	4,204	20,106	36,374	23,714	42,901
1980	4,187	17,980	35,610	21,259	42,105
1979 18/	3,964	17,171	37,823	20,218	44,534
1978	3,622	15,011	36,249	18,036	43,554
1977	3,487	13,528	34,890	15,533	40,061
1976 17/	3,531	12,718	34,900	14,559	39,951

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Aggregate housing demand is based on the assumption of what a household will be able to afford and is generally computed using household income projections and value and rent income ratios. However, because of the rapid changes in the method of financing homes as well as the increases in rent due to inflation, the figures previously used in estimating demand are of little use. In the past, a figure of two times annual income was used for projecting sales housing demand and 25 percent of monthly income for rental housing demand. It has been found that there is a heavier concentration of renters at the lower end of the income scale. The lower the income, the less likely it is that a household would be able to afford to buy a home.

During the 1970's, there was a substantial increase in housing values, followed by a leveling off period during the 1980's, and another substantial increase during the early 1990's. Nationally, the median value of all single-family homes increased 178 percent, from \$17,000 in 1970 to \$47,000 (excluding mobile homes) in 1980. In 1990, the median home value for Sandy City was \$86,200. In the year 2000, the figure had increased to \$176,200.

Total Value for residential developments is summarized by adding the assessed land value + assessed structural value, as calculated by the Salt Lake County Assessor. Development values follow expected patterns, with a few minor exceptions. The older parts of the City tend to have the lower property values, while the newer developments tend to have higher values. The exceptions are the Pepperwood Planned Unit Development, which has home values ranging from \$200,000 to \$1,000,000, and a pocket of homes in the Alta Canyon area that range from \$150,000 - \$180,000 and are surrounded by homes ranging in value from \$200,000 to \$300,000.

Barriers to Affordable Housing

Housing affordability is determined by the relationship between supply and demand. A household's purchasing power (demand), or its capacity to "consume" housing, is based on its income. This may include wages, investment income, gifts and inheritance. Government can directly increase a household's purchasing power by general income transfers (public assistance, social security payments, etc.), housing assistance payments or services that increase disposable income (child care subsidies, health care, etc.). Government can indirectly influence household income through actions such as increasing the minimum wage or changing the tax structure.

The price of housing is affected by a complex combination of factors related to the cost of housing production (supply). These include the cost of land, materials, labor and capital. The government can be a housing developer, as in the case of public housing.

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Government loans, grants and financing that reduce the cost of private sector and non-profit sector housing production, operation or maintenance directly impact housing affordability. The public sector can also make housing more affordable by imposing rent or price controls. Tax abatement and infrastructure development are indirect techniques for reducing the price of housing.

Other types of government intervention in the housing market increase the cost of housing. The most common of these interventions are local government development regulations. These include regulation of density, lot sizes, building size, unit type and design and building materials. Communities can also increase housing cost through lengthy approval process, permit fees, infrastructure requirements and exactions (payments or land dedications for parks and schools).

Increases in the minimum wage or prevailing wage requirements, which increase household income on the demand side, can increase the cost of labor for housing construction. The tax code can also impact housing cost, either positively or negatively.

The availability of affordable housing is also related to consumer and community preference. Housing developers gauge housing location, style and price to the perceived local market and community acceptability.

Within this context, this section of the Consolidated Plan describes the barriers to meeting the affordable housing needs in Sandy City. These include:

- 1) federal resources and policies;
- 2) the gap between housing cost and income;
- 3) local development regulations;
- 4) NIMBY opposition; and
- 5) fair housing issues.

Federal Resources and Policies

For households with incomes at or below 30% of median income, affordable housing consists primarily of federally subsidized rental housing. It is likely that the supply of these units in Sandy City will continue to shrink over the next five years. This will result from:

- the demolition or removal of existing housing stock by private land owners who desire to maximize development potential, such as the removal of a mobile home park; and
- loss of privately owned Section 8 units and federally insured units from the

assisted housing inventory as owners opt out of these programs.

Although lost assisted housing units can be replaced with Section 8 vouchers, households in Sandy City are having increasing difficulty finding suitable housing and landlords willing to accept vouchers.

It is difficult to predict future trends in federal funds for the development and operation of affordable and subsidized housing. Despite federal budget surpluses, tax cuts and budget caps have the potential to decrease or limit HUD funding for many years. This would hamper efforts of Sandy City to address the housing needs for both owners and renters, as well as for homeless persons and special needs populations.

The Low Income Housing Tax Credit and the Olene Walker State Trust Fund for Homeless Persons are important tools for financing affordable housing, and there is increasing competition for these resources. Although there is widespread support in Congress for increasing the federal caps on the availability of these tools, passage has been stalled because of disputes over the contents of a tax bill.

The Gap Between Income and Housing Cost

Research has shown that the gap between the income of low-income households and the cost of housing is growing. This is perhaps the primary barrier to housing affordability. Jason DeParle noted in an October 20, 1996, article in The New York Times Magazine that in 1970 there were a million more low rent apartments than there were poor households in the U.S. Since then, demolition, gentrification and rent hikes that exceeded inflation have created an affordable housing gap. As housing disappeared, the number of needy families exploded during two decades of wage erosion. There are now 12% fewer cheap apartments than there were in 1970 but 72% more needy households..."

A recent report by the National Low Income Housing Coalition further supports the gap between income and housing cost. The September 1999 report, *Out of Reach*, found that, on average nationwide, a household needs an hourly wage of \$11.08 to afford a the median Fair Market Rent for a two-bedroom apartment. For Salt Lake County, a household needs an hourly wage of \$12.03 to afford the median Fair Market Rent for a similar apartment. In the Salt Lake Valley, a household of four persons earning the minimum wage of \$5.15 an hour would have to work 94 hours a week to afford a two-bedroom apartment at Fair Market Rent. (*Source: U.S. Department of Housing and Urban Development Fair Market Rent and Median Annual Income Report for Salt Lake County, effective 1-27-1999*)

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A significant portion of job growth in Sandy City is in lower wage retail and service sector jobs, however, the very low unemployment rate of 2.3% (calendar 1999), or the more recent unemployment rate of 1.6% (January 2000)(*Source: Labor Market Information Office of the State of Utah*) has increased wage rates in these sectors. The City has several major retail, office, and convention related projects that will increase the number of lower wage retail and service jobs within the next 3-5 years.

Local Development Regulations

The Moderate Income Housing Sub-Element of the Residential Element of the Sandy City General Plan, recommend that potential barriers to affordable housing be addressed as part of an overall locally developed codes and standards.

As part of the code revision process, city staff is reviewing codes from other communities, as well as HUD publications on the relationship of development regulations and housing affordability. Some of the issues that will be addressed by the city include:

- Codes that allow existing housing to be safely rehabilitated without having to meet more costly new construction codes; and
- Balancing the desire for neighborhood compatibility in housing design features with affordability considerations.

Sandy City subdivision regulations comply with the standards listed in the Utah Code Unannotated, with few additional requirements. The General Plan's call for revised regulations will probably result in additional standards aimed at creating neighborhoods with adequate facilities. The plan also recommends that some amenities be added to existing neighborhoods to increase the sense of community and security for residents.

In 1973 Sandy City adopted the uniform building code (UBC) for one, two and three-family dwellings. The building industry had previously requested that local governments in Utah adopt uniform codes to reduce costs involved in modifying plans for builders who work in several communities. Because of that request, and a similar request by local building officials, the State of Utah adopted the Uniform Building Code and required each city to do the same. A negative impact that the adoption of the code may have on affordable housing is to require single-family units illegally converted to two- and three-family units to meet the new code.

Code Enforcement

While code enforcement is key to maintaining and improving older neighborhoods

and the existing affordable housing stock, it can also increase the cost of housing for owners and renters. With this in mind, the mission of the Sandy City Building and Safety Office (which includes zoning and building code enforcement) is to enforce provisions of the Housing, Zoning, and Building Codes; enforce historic preservation codified requirements; assist other agencies through enforcement processes; and respond to community code enforcement issues. Code enforcement officers strive to ensure safety and security and to mitigate potential displacement of homeowners and renters, especially low-income households. The 3 code enforcement officers issued over 1,314 code violations in 1999 with almost 85% of all orders complied without court action.

Several recent changes to the City Code Enforcement Policy have allowed code enforcement officers to be more proactive in ensuring safe housing. These changes include:

- require maintenance of vacant structures and declaring vacant structures as 'nuisances'; and
- aggressive systematic code enforcement inspections and immediate 'securing' requirements

Officers have expanded their outreach and partnership with neighborhood organizations. These initiatives include: partnership with over 35 community advisory groups, blockwatch groups and civic associations; neighborhood and geographic based service delivery; collaboration with Salt Lake City/County Board of Health Code Enforcement Officers to address the comprehensive health and safety needs of a property; and target area enforcement through coordination with the police department and other affected agencies.

Local Barriers to Preservation of Affordable Housing Stock

Code enforcement is an important part of conserving existing affordable housing stock. The Sandy City Community Development Department issues buildings permits, and the County Board of Health enforces state health and nuisance laws. The Sandy Justice Court handles violations of building and health codes.

The system is complex and fragmented. City residents and enforcement officers cite the difficulty in obtaining timely action to vacate a dilapidated dwelling or to getting compliance with code orders. All agencies agree that the largest stumbling block is the incompatible interpretation of similar laws, creating confusion for the violator and/or the courts set to adjudicate the violation.

Local Barriers to the Construction of New Affordable Housing

Sandy City development regulations do not contain regulatory barriers to affordable housing typical of suburban development regulations

Barriers to Development of New Affordable Housing Units

- 1- Strong suburban housing market-no economic incentive for market rate developers to enter into partnerships with Salt Lake County Housing Authority.
- 2- Negative image of public housing and subsidized housing tenants.
- 3- Impact on schools-3+ bedroom units a red flag.
- 4- NIMBY-city residents are requesting are decreased residential densities and enhanced design standards.
- 5- Cost of land in Sandy City

The high cost of land in Sandy City is another major barrier to the construction of affordable housing. There are a few with vacant developable large parcels land that do not have significant environmental problems. Such problems include the Wasatch Fault zone along the east bench, steep hillside areas along the east bench area, and the flood plain zones within the Jordan River depression and along Big and Little Willow creeks.

NIMBY and NOTE Opposition

Any new development has the potential to raise concerns and opposition from local communities and neighbors. This is frequently referred to as NIMBY- "not in my backyard" or NOTE - "not over there, either." While NIMBY or NOTE can surface in any neighborhood, it is most frequently found in suburban communities.

Perhaps the most controversial development is affordable rental housing, although there is often opposition to affordable owner housing as well. Neighbors express concerns about overcrowded schools, falling property values, crime and traffic. Development regulations attempt to address the cited problems, but in some cases may restrict or prevent affordable housing and low- and moderate-income households in some areas of the community.

NIMBY and NOTE attitudes are a contributing factor to a significant decrease in the number of multifamily units built in Sandy City. Most new multifamily housing has been constructed well away from established single family neighborhoods. This has generally been at the request of the developer, as it was felt by them that fewer individuals would oppose such a development in outlying areas of the City.

Fair Housing

An Analysis of Impediments to Fair Housing, completed for Sandy City in 1997 by Wikstrom Economic & Planning Consultants, Inc, identified several fair housing issues. The fair housing analysis found:

- There have been housing discrimination complaints in Sandy City based on income, race, sex, color, disability, familial status, and religion. Ten complaints led to charges being filed, but did not result in any findings of discrimination. There has never been a housing discrimination case in Sandy City filed by HUD, the Department of Justice, or any private plaintiff;
- The barrier to housing choice appears to be the lack of available affordable land. With vacant lands for construction of housing limited to in-fill lots in R-1-8 zones, and only a few vacant lots in RM Zones, there is virtually no land for affordable housing construction available allowing residential development.
- Minorities who want to move into Sandy and who have characteristics similar to the Salt Lake County's minority income, education and employment demographics will experience limited housing choice in Sandy due to a lack of affordable housing in Sandy city. The minority population in Sandy have higher incomes and own their homes in greater proportion to the minority population in Sandy Lake County. Yet, Sandy City has a lower proportion of minorities than does the County. Sandy City minorities are concentrated in the Sandy quadrant which also has the most affordable housing;
- The current housing profile indicates that Sandy City is a predominately single family housing community with high home prices and high family incomes. Sandy City is not supplying its proportionate share of multi-family housing in Salt Lake County although a favorable sign is that multi-family construction has substantially increased in the City in the last five years.
- With increasing home prices, increasing land costs, and rising rental rates growing faster than incomes, the lack of affordable housing severely limits housing choice for many families. Special-needs populations who are limited in income due to disabilities or illnesses, single-parent households and low-income

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minority populations will be restricted in housing choice in Sandy with the limited supply of affordable housing;

- The Sandy City community appears to be accepting of special needs housing as historically there has been no opposition to the location of group homes in the City;
- Factors influencing the limited supply of multi-family housing include a reluctance amongst the general population to support rental housing construction, and the lack of availability of land for more affordable housing options.
- There does not appear to be discrimination in mortgage lending. The federal Home Mortgage Disclosure Act Data for home purchase loans does not indicate discrimination. Debt-to-income ration and credit history are the main reasons for denial of home purchase loans. Financing of multi-family housing in Sandy is in proportion to multi-family housing financing in the Salt Lake-Ogden Metropolitan Statistical Area.

Fair Housing Action Plan

In 1998 the Community Development Department undertook the preparation of a Fair Housing Action Plan for Sandy City. Immediate and short-term actions that were developed include:

Education & Outreach

- Provide information to populations likely to experience discrimination.
- Use the media to increase awareness.
- Work with industry and professional groups to educate members.
- Implement a comprehensive fair housing program in suburban areas.
- Provide information to developers on fair housing requirements.
- Provide information to state legislators.

Lending & Credit

- Review local lending activities and follow up with lenders.
- Analyze how credit is a barrier to low-income and minority loan applicants.
- Develop credit counseling programs.

The Fair Housing Action Plan includes strategies for removing barriers to affordable and fair housing.

Advertising

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- Develop education targeted to publishers of housing advertising.
- Review the content of local housing advertising.
- Provide advertising information to small rental property owners.

Insurance

- Educate policy holders on how to deal with insurance companies.

Monitoring & Enforcement

- Review the fair housing and fair lending complaint process annually.
- Maintain the Fair Housing Advisory Committee.
- Monitor the housing-related activities of adjacent suburban communities.

Incentives & Barrier Removal

- Provide incentives for owners of rental housing to accept Section 8 certificates.
- Link allocation of city CDBG funds to fair housing efforts.
- Encourage realtors to participate in the Volunteer Affirmative Marketing Program.
- Use contests and awards to highlight model fair housing efforts.

Housing Demand for Senior's and Other Special Needs Populations

Programs for Senior's and other Special Needs populations are handled on a county-wide basis within the Salt Lake Valley. As such, the data and information for this topic are county populations, and not Sandy City specific.

Salt Lake County's demographic growth over the past ten years has created changes in the housing demand for Seniors and "other special needs populations". The number of Senior households has increased from 66,450 in 1990 to over 80,000 in 2000 and is projected to increase by 50 percent to 120,500 in the next ten years. Likewise, the number of households and individuals defined as other special needs populations has expanded significantly in the past decade and will experience substantial growth in the next ten years.

To evaluate the impact on the demand for housing of past and future demographic change it is first necessary to develop estimates of the size, in 1990, of each special needs population. Once the 1990 baseline is established, changes in population can be calculated for the 1990 to 2000 period and then forecast for the 2000 to 2010 period.

There are five broad categories for which estimates and projections were developed:

Seniors, chronically ill, handicapped, homeless and HIV/AIDs and/or tuberculosis infected. Seniors represent the largest population group and within this broad category there are three subpopulations for which estimates and projections were developed: (1) Seniors by tenure, income and mobility, (2) Seniors by tenure that are chronically ill and/or terminally ill needing intervention and (3) Seniors by tenure that are physically handicapped.

Population Estimates of Seniors and Other Special Needs Groups

The 1990 baseline population estimates were developed from the Public Use Microsample (PUMS) of the 1990 Census. The PUMS file represents detailed socioeconomic data on a sample of 30,000 individuals and 10,000 households in Salt Lake County. Using the Statistical Package for the Social Sciences (SPSS), the PUMS data were cross tabulated to derive population estimates for special needs groups. For example, the 1990 Census publishes data in hard copy of the number of Seniors but no data are published that combine characteristics, such as the number of disabled Seniors or the number of Senior renters. Such cross tabulations of Bureau of the Census data are possible using PUMS and SPSS. Therefore, once the baseline population estimates were determined it was then possible to make estimates for each special needs population for 2000 and 2010.

Population Size and Characteristics

Seniors (55 years and older)

- Seniors comprise a growing share of Salt Lake County's population. In 1990, Seniors accounted for 14.6 percent of the county's population but by 2000 that share had increased to 15.2 percent. During the next ten years, with the aging of the baby boomers, the Seniors' share of the county's population is projected to grow to 18.8%.
- The number of Seniors in Salt Lake County is estimated to be:
1990 - 105,850 2000 - 129,300 2010 - 193,150
- Between 1990 and 2000 the number of Senior households in Salt Lake County grew from 66,450 to 80,750, an increase of 14,300 households. It is projected that in the next ten years the number of Senior households will rise from 80,750 to 120,500, an increase of 39,750 households. In other words, the increase in households in the next decade will be nearly three times what is was in the last decade.
- The number of households is equivalent to the demand for housing units. Hence, an increase in the number of Senior households from 80,000 to 120,000 means the housing requirements and housing demand for Seniors will increase by that same number. Thus, by 2010 the number of housing units owned or rented by Seniors

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will increase by 40,000 units.

- The housing needs of Seniors are met largely through home ownership. Currently, eighty-four percent of all Senior households are home owners. Furthermore, forty percent of Senior households own their homes free and clear. These Senior households face much more favorable housing alternatives than Seniors who must rent.
- Senior households, however, are less likely to rent than the typical household. About 1 out of 4 households in the county are renters but among Seniors fewer than 1 in 5 households rent. Currently there are over 12,900 Senior households in Salt Lake County that rent versus 67,850 Senior households that own their own home. The number of Senior households by tenure is given below:

	<u>1990</u>	<u>2000</u>	<u>2010</u>
Total Senior Households	66,450	80,750	120,500
Senior Households that Own	54,775	67,850	102,500
Senior Households that Rent	11,675	12,900	18,000

- Seniors that rent are more likely to be moderate or low income households.¹ Moderate and low income Seniors that must rent become a high priority special needs population because of the size of this population. Nearly sixty percent of all Senior renters are low to moderate income households. Low income for a two-person household in 2000 is defined as below \$16,500. Moderate income is between \$16,500 and \$24,100. The estimates of Senior households that rent and are low and moderate income households in Salt Lake County are:

	<u>1990</u>	<u>2000</u>	<u>2010</u>
Moderate Income (\$16,500 to \$24,100)	1,775	2,150	3,100
Low Income (less than \$16,500)	<u>5,175</u>	<u>6,250</u>	<u>9,050</u>
Total	6,950	8,400	12,150
Change	1,450	3,750	

- As the population of Salt Lake County ages the need for additional rental units for

¹Moderate income is defined as income that falls between 40 percent and 60 percent of the median income of Salt Lake County. In 1990, the income range for a moderate income household was \$9,900 to \$14,400 whereas a low income Senior household would have less than \$9,900 in income. These income estimates assume a two person household and are based on relationships between median household income and the size of household in the 1999 HUD Income Limits for Utah.

low to moderate income Seniors is apparent. The number of Senior renters that are low to moderate income households will increase by 44 percent between 2000 and 2010. Thus, the demand for rental units that are suitable to such renters, i.e., “affordable” rental units with proximity to commercial services, medical services and transportation systems will also expand. Most of these Senior households will be living on fixed incomes, creating an expanding need for “affordable” Senior rentals.

- In addition to low to moderate income renters, another Senior special needs population is those Seniors who are “chronically physically and/or terminally ill and needing intervention”.² It is estimated that in 2000 there are 10,800 Seniors who require the intervention and support of a trained professional. Of these 10,800 individuals, 1,900 live in households that rent.
- Physically handicapped Seniors is another group with special needs.³ In 2000 the number of physically handicapped individuals (excluding those that are chronically physically or terminally ill) in Salt Lake County is estimated to be 7,100. Of these 7,100 individuals 2,150 live in households that rent.

Mobility of Seniors

- Senior renters are much less mobile than renters in general. In a typical year about 30 percent of all renters are “movers” whereas only about 10 percent of low to moderate income Senior renters move in any given year. The estimated number of low to moderate income Senior renters that move annually in Salt Lake County are:

	<u>1990</u>	<u>2000</u>	<u>2010</u>
Moderate Income Movers	185	200	330
Low Income Movers	<u>520</u>	<u>575</u>	<u>800</u>
Total Number of Annual Movers	705	775	1,130

- Consequently, this immobility will tend to reduce, what would otherwise be spectacular growth in rental demand by Seniors. The mobility, of Senior households

²The definition for this special needs population---chronically physically or terminally ill---is equivalent to the 1990 Census category of “personal care limitation”. A personal care limitation is defined as those individuals that “because of a health condition that has lasted for 6 or more months, this person has difficulty taking care of his or her own personal needs, such as bathing, dressing, or getting around inside the home”.

³The definition for this special needs population is equivalent to the 1990 Census category of those individuals with a “disability 1” rating. Disability 1 is defined as those individuals that have “a physical, mental, or other health condition that has lasted for 6 or more months and which limits the kind or amount of work this person can do at a job”.

that are low to moderate income households and move annually will increase from an estimated 775 households “movers” in 2000 to 1,130 households “movers” by 2010.

- Although the demand for “affordable” rental housing may be lower than is first presumed the rental market for low to moderate Senior renters will nevertheless expand significantly in the next ten years. Measured by annual “movers”, the increase from 775 households to 1,130 is over 45 percent. And the total number of Senior renters with low to moderate incomes will increase from 7,650 households in 2000 to 10,725 households in 2010.

Chronically and/or Terminally Ill

- Without regard to age, the number of individuals currently in Salt Lake County that are chronically and/or terminally ill is estimated to be 18,650.⁴ Seniors comprise about 57 percent or 10,800 (see above) of these chronically ill individuals. Nearly one in four of the chronically ill live in rental units—an estimated 4,125 individuals in 2000.
- The households that rent and have a chronically or terminally ill family member will likely, given the costs associated with these conditions, have a greater need for “affordable” rental housing. During the next ten years the number of chronically ill individuals that are members of households that rent will increase from 4,125 to 5,000.
- As the health of chronically ill individuals deteriorate some households are able to place their ill family member in an assisted living or long-term care facility (nursing home). This option is unlikely for renter households of moderate to low incomes, (One exception would be households that have little income and no assets; such households may qualify for long-term assistance from Medicaid.) Again, the relatively low income of renter households and the costs associated with chronically ill family members, makes “affordable” rental housing a high priority for these 4,000 to 5,000 households.

⁴The number of chronically physically and/or terminally ill individuals was determined from the 1990 PUMS data. These data showed that in 1990, 2.2 percent of the total population of Salt Lake County were chronically physically and/or terminally ill. It seems reasonable to assume that the number of chronically ill individuals would be relatively constant therefore the 2.2 percent was applied to the Salt Lake County population estimate for 2000 and the 2010 population projections to derived the number of chronically ill needing professional intervention.

Physically Handicapped (excluding chronically ill)

- Without regard to age, the number of individuals in Salt Lake County that are disabled, is estimated to be 9,925. Disability is defined as having a physical, mental or other health condition that has lasted for 6 or more months and which limits the kind or amount of work the individual can do and in addition the individual has a mobility limitation which makes it difficult to leave home without assistance. The number of such physically handicapped individuals that live in households that rent is 3,000. Slightly more than 70 percent of these 3,000 physically handicapped renters are Seniors.⁵
- To ensure that handicapped renters are able to find housing suitable to their unique physical needs the 1997 Uniform Building Code (UBC), adopted by Salt Lake County and the municipalities in the county, gives detailed specifications for handicapped accessible units. In general, the UBC requires that a new apartment project, of more than 20 units, must have at least 2 percent of its units equipped as handicapped accessible (Section 1103.1.9.3). The requirements for handicapped accessible units are described in the ANSI Code Book, which gives detail on ramps, stairs, halls, bathroom size, showers, bath tubs, alarms, etc.
- The Census allows a householder to classify a household members as disabled. Thus, the disabled designation is self-determined. Of the 3,000 handicapped renters in the county, the number that need handicapped accessible rental units would, in all likelihood, be somewhat less than 3,000. First, the self-determined designation of handicapped probably tends to inflate the number slightly. Second, there are many types of handicaps and disabilities that do not require a handicapped equipped unit. Nevertheless, the estimate of 3,000 individuals provides an extreme upper-bound. The estimated 20 percent increase in the number of handicapped renters over the next ten-years, an increase from 3,000 to 3,625 individuals, provides a growth rate parameter for Salt Lake County's handicapped renter population.

Homeless Individuals and Families in Salt Lake County

- Estimating the size of the homeless population is particularly difficult due to the high turnover in the population, the logistics of locating and counting homeless persons, and the seasonality of the homeless count. Several federal, state and local agencies plus advocacy groups have approached this enumeration problem in a variety of ways. In Utah, the most widely accepted methodology for counting the homeless is, first to determine the number of sheltered homeless from surveys of

⁵The number of physically handicapped individuals used the same methodology as chronically ill. The percent of physically handicapped in the 1990 Census according to PUMS was 1.17 percent of the population. This percentage was applied to population projections for 2000 and 2010.

direct service providers and then apply an “unsheltered” ratio to derive the total sheltered and unsheltered homeless population. The unsheltered ratio was developed in *The 1995 Utah Homeless Survey* by the University of Utah, which showed that 66.5 percent of homeless were living in shelters and 33.5 percent were unsheltered.

- Using the sheltered/unsheltered methodology the number of homeless in Salt Lake County is estimated to be between 1,300 and 1,400 people; approximately 900 sheltered and 450 unsheltered. An estimate of the composition of the homeless population is: 775 single men (59 percent) , 115 single women (9 percent), 180 adults in families (14 percent), 240 children (18 percent). Included in this homeless population is 120 families. These estimates are taken from the *Consolidated Plan* for the State of Utah. The Salt Lake County *Continuum of Care Homeless Assistance* estimates the homeless population at about 1,500 single individuals and individuals in families.
- Using the *Consolidated Plan* estimates, the number of homeless in Salt Lake County has grown from 1,185 individuals in 1990 to 1,313 in 1998, an increase of about 10 percent. The relative stability of the homeless population is generally attributed to the robust local economy and very low rates of unemployment. During the decade the number of homeless single men—the largest segment of the homeless population---increased by only 7 percent. The most rapidly growing segment was homeless children. In 1990, there were 153 homeless children but by 1998 this number had increased by 57 percent to 241. The rapid increase in homeless children is reflected in the increase in the number of homeless families. The number of homeless families increased from 81 in 1990 to 120 in 1998, an increase of 48 percent.
- In the next decade changes in the homeless population will be determined by: (1) economic conditions, employment growth and the rate of unemployment, (2) the success of Salt Lake County’s Crusade for the Homeless and (3) implementation of objectives of the Long-Range Planning Committee for Homeless in Salt Lake County.

There is a relatively high probability that the Crusade for the Homeless and the strategies of the Long-Range Planning Committee will result in additional shelter space and transitional housing.⁶ Assuming that employment growth ranges between

⁶Of the \$40 million the Crusade hope to raise—to date \$7 million has been raised—\$6 million would be used as seed money for transitional housing while the interest on the \$34 million endowment would be given annually to any of the 20 Salt Lake County agencies that help the homeless.

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2.5 percent and 4.0 percent and the rate of unemployment remains below 4.5 percent the homeless population, during the next decade, should remain relatively stable—between 1,200 and 1,400 individuals.

The Size of the HIV/AIDS and Tuberculosis Population

- Since 1983 the number of AIDS cases reported in the Salt Lake City/County Health District totals 1,339. The number of AIDS deaths over the same time period is 674. In 1999, an additional 110 AIDS cases and 42 HIV positive cases were reported in Salt Lake County. In the past few years the number of reported HIV/AIDS cases has slowed down from the peak period of 1993-1996. The decline in the number of AIDS cases, which is consistent with national trends, is mostly due to effective therapies that have slowed the progression of the disease from HIV positive status to AIDS.
- In the past few years the number of HIV Disease Living cases in Salt Lake County has been increasing at about 100 cases annually. The Department of Health Reports that the number of “cumulative HIV disease living cases” in Salt Lake County is currently at 937. As the treatment for AIDS has improved, the number deaths have declined while the number of cases reported has been relatively constant. Consequently, the rate of growth in the number HIV living cases has increased and should be expected to increase at a rate of 100 to 125 annually over the next decade. It is projected that by 2010 the “cumulative HIV living disease cases” in Salt Lake County could be as high as 2,500.
- A survey, conducted in 1997 for the HIV/AIDS Housing Plan Steering Committee, showed most individuals with HIV/AIDS prefer either to live alone or with spouse or partner. Shared housing with other HIV/AIDS individuals had some appeal to about one-third of the survey respondents. For these individuals, communal living would offer the support of others in similar situation.
- Survey results also show that only about 30 percent of those with HIV/AIDS own their homes. Most individuals with HIV/AIDS are renters. And most are low to moderate income households. Therefore, housing affordability is a significant issue with this segment of the HIV/AIDS population.
- The number of reported tuberculosis cases in Salt Lake County has declined during the 1990s; dropping from 42 cases in 1990 to 29 cases in 1995 to 23 cases in 1999. Since being listed by the Center for Disease Control (CDC) in 1991 as an outbreak area for tuberculosis the county has made substantial progress in reducing the incidence of TB.

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The population estimates and projections for Seniors and other special needs group are given in Tables 1 through 9. For the purposes of this report Seniors are defined as 55 years and older but often agencies and groups refer to Seniors as 65 years and older. Therefore data on Seniors 65 years and older is presented in Table 6.

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Table 1
Population Estimates and Characteristics of Salt Lake County's Seniors
& Other Special Needs Populations
(Excludes Homeless - See Table 8)

Category	1990	2000	2010
I. Seniors (55 years and over)			
Total Senior Population	105,850	129,200	193,150
Total Senior Households	66,450	80,750	120,500
<i>A. Senior's by Tenure, Income and Mobility</i>			
Senior Renter Households	11,675	12,900	18,000
Senior Renter Households with Moderate Income (40% to 60% of Median)	1,775	1,950	2,725
Number of Senior Renters with Moderate Income that Moved in Past Year	185	200	330
Senior Renter Households with Low Income (less than 40% of Median)	5,175	5,700	8,000
Number of Senior Renters with Low Income that Moved in Past Year	520	575	800
<i>B. Chronically Physically and/or Terminally Ill Senior's Needing Intervention</i>			
Number with Personal Care Limitation	9,100	10,800	15,000
Number with Personal Care Limitation that Rent	1,600	1,900	2,675
<i>C. Physically Handicapped Senior's (excludes chronically mentally and/or terminally ill)</i>			
Number with Physical Handicap	5,800	7,100	10,600
Number of Physically Handicapped that Rent	1,750	2,150	3,180
II. Chronically Physically and/or Terminally Ill			
Number of Individuals with Personal Care Limitation	15,975	18,650	22,625
Number of Individuals with Personal Care Limitation that Rent	3,525	4,125	5,000
III. Physically Handicapped (excludes those with personal care limitations)			
Number of Individuals with Disability and Mobility Limitation	8,500	9,925	12,050
Number of Individuals with Disability and Mobility Limitation that Rent	2,550	3,000	3,625
IV. HIV/AIDS and/or Tuberculosis			
Number of HIV/AIDS Cases Cumulative	273/472 (1993)	580/1,339 (1999)	1,000/ 2,500
Number of Tuberculosis Cases	42	23	20

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

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Table 2
Percent Change in the Size of the Senior Population

Category	% Change 1990-2000	% Change 2000-2010
I. Seniors (55 years and over)		
Total Senior Population	22.1%	49.4%
Total Senior Households	21.5%	49.3%
<i>A. Senior's by Tenure, Income and Mobility</i>		
Senior Renter Households	10.5%	39.5%
Senior Renter Households with Moderate Income (40% to 60% of Median)	9.9%	39.8%
Number of Senior Renters with Moderate Income that Moved in Past Year	8.1%	65.0%
Senior Renter Households with Low Income (less than 40% of Median)	10.1%	40.3%
Number of Senior Renters with Low Income that Moved in Past Year	10.6%	39.1%
<i>B. Chronically Physically and/or Terminally Ill Senior's Needing Intervention</i>		
Number with Personal Care Limitation	18.6%	38.9%
Number with Personal Care Limitation that Rent	18.7%	40.8%
<i>C. Physically Handicapped Senior's (excludes chronically mentally and/or terminally ill)</i>		
Number with Physical Handicap	22.4%	49.3%
Number of Physically Handicapped that Rent	22.9%	47.9%

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

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Table 3
Absolute Change in the Size of the Senior Population

Category	Absolute Change 1990-2000	Absolute Change 2000-2010
I. Seniors (55 years and over)		
Total Senior Population	23,350	63,950
Total Senior Households	14,300	39,750
<i>A. Senior's by Tenure, Income and Mobility</i>		
Senior Renter Households	1,225	5,100
Senior Renter Households with Moderate Income (40% to 60% of Median)	175	775
Number of Senior Renters with Moderate Income that Moved in Past Year	15	130
Senior Renter Households with Low Income (less than 40% of Median)	525	2,300
Number of Senior Renters with Low Income that Moved in Past Year	55	225
<i>B. Chronically Physically and/or Terminally Ill Senior's Needing Intervention</i>		
Number with Personal Care Limitation	1,700	4,200
Number with Personal Care Limitation that Rent	300	775
<i>C. Physically Handicapped Senior's (excludes chronically mentally and/or terminally ill)</i>		
Number with Physical Handicap	1,300	3,500
Number of Physically Handicapped that Rent	400	1,030

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

Table 4
Percent Change in Population of Selected Special Needs Populations

Category	Percent Change 1990-2000	Percent Change 2000-2010
I. Chronically Physically and/or Terminally Ill		
Number of Individuals with Personal Care Limitation	16.7%	21.3%
Number of Individuals with Personal Care Limitation that Rent	17.0%	21.2%
II. Physically Handicapped (excludes those with personal care limitations)		
Number of Individuals with Disability and Mobility Limitation	16.7%	21.4%
Number of Individuals with Disability and Mobility Limitation that Rent	17.6%	21.0%
III. Homeless	1990-1998	
Total Homeless	10.8%	7% to 10%
Total Sheltered	12.2%	
Total Unsheltered	10.8%	
Single Males	7.0%	
Single Females	48.2%	
Number of Homeless in Families	47.0%	
IV. HIV/AIDS and/or Tuberculosis	1993-1999	
HIV Positive	112.0%	172.0%
AIDS	183.0%	186.0%
Tuberculosis	-45.0%	-13.0%

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

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Table 5
Change in Population of Selected Special Needs Populations

Category	Absolute Change 1990-2000	Absolute Change 2000-2010
I. Chronically Physically and/or Terminally Ill		
Number of Individuals with Personal Care Limitation	2,675	3,975
Number of Individuals with Personal Care Limitation that Rent	600	875
II. Physically Handicapped (excludes those with personal care limitations)		
Number of Individuals with Disability and Mobility Limitation	1,425	2,125
Number of Individuals with Disability and Mobility Limitation that Rent	450	625
III. Homeless	1990-1998	
Total Homeless	128	100
Total Sheltered	85	
Total Unsheltered	43	
Single Males	51	
Single Females	25	
Number of Homeless in Families	135	
IV. HIV/AIDS and/or Tuberculosis	1993-1999	
HIV Positive	307	420
AIDS	867	1,161
Tuberculosis	(19)	(3)

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

Table 6
Population Estimates and Characteristics of Salt Lake County's Senior Population
(65 years and older)

Category	1990	2000	2010
I. Seniors (65 years and older)			
Total Senior Population	61,500	71,600	91,800
Total Senior Households	39,950	46,500	59,700
<i>A. Senior's by Tenure, Income and Mobility</i>			
Senior Renter Households	7,925	9,200	11,850
Senior Renter Households with Moderate Income (40% to 60% of Median)	1,275	1,500	1,950
Number of Senior Renters with Moderate Income that Moved in Past Year	120	140	180
Senior Renter Households with Low Income (less than 40% of Median)	3,800	4,400	5,675
Number of Senior Renters with Low Income that Moved in Past Year	350	400	525
<i>B. Chronically Physically and/or Terminally Ill Senior's Needing Intervention</i>			
Number with Personal Care Limitation	7,325	8,500	10,950
Number with Personal Care Limitation that Rent	1,200	1,400	1,800
<i>C. Physically Handicapped Senior's (excludes chronically mentally and/or terminally ill)</i>			
Number with Physical Handicap	4,400	5,100	6,525
Number of Physically Handicapped that Rent	1,350	1,575	2,050

Source: U.S. Bureau of the Census 1990 PUMS data and James A. Wood.

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Table 7
Senior Population Estimates and Projections for Salt Lake County

Five Year Age Group	1990	2000	2010
55-59 years old	22,642	32,873	56,798
60-64 years old	21,625	24,771	44,496
65-69 years old	19,894	20,333	30,839
70-74 years old	16,018	18,253	21,916
75-79 years old	11,812	15,098	16,443
80-84 years old	7,708	10,153	12,691
85 years old and over	5,687	7,722	9,976
Total	105,386	129,203	193,159
55-64 years old	44,267	57,644	101,294
65 years old and over	61,119	71,559	91,865

Source: Governor's Office of Planning and Budget.

Table 8
Estimate of Homeless Individuals and Family Members in Salt Lake County

Category	1990	1992	1994	1996	1998
<i>Single Women</i>	91	86	86	120	116
Sheltered	61	57	57	80	77
Unsheltered	30	29	29	40	39
<i>Single Men</i>	725	734	778	687	776
Sheltered	482	488	517	457	516
Unsheltered	243	246	261	230	260
<i>Adults in Families</i>	134	155	179	200	181
Sheltered	89	103	119	133	120
Unsheltered	45	52	60	67	61
<i>Children in Families</i>	153	212	326	316	241
Sheltered	102	141	216	210	160
Unsheltered	51	71	110	106	81
<i>Total Homeless</i>	1,185	1,186	1,368	1,323	1,313
Sheltered	788	789	909	880	873
Unsheltered	397	397	459	443	440

Source: *Consolidated Plan, State of Utah, 1999-2000*, Utah Department of Community and Economic Development, Division of Community Development.

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Table 9
Reported HIV/AIDS in Salt Lake City/County Health District

Year Reported	HIV Positive	AIDS Cases	AIDS Deaths
1983-1992	273	472	289
1993	44	195	79
1994	50	109	75
1995	40	110	99
1996	68	149	60
1997	52	105	34
1998	22	97	16
1999	31	102	22
Total	580	1,339	674

Source: Utah Department of Health, Bureau of HIV/AIDS, Tuberculosis Control/Refugee Health.

The Supply of Housing and Care Facilities for Seniors and Special Needs Populations

This section will identify and provide characteristics of housing units that are subsidized, in one form or another, by government agencies and set aside or restricted to Seniors and special needs populations. Of course, most Senior or special needs households have no choice but to live in *market rate nonsubsidized housing*, whether it be an owner occupied or renter occupied unit. Seniors and special needs individuals who own their homes have been somewhat insulated from rising housing costs but for those who rent, especially those households that are on a fixed income, rising housing costs leave less money for other essentials such as food, medications, utilities, etc.

The economic vulnerability of this segment of the Senior and special needs population--the low to moderate income renter--has led to a number of policies and programs specifically targeted to their housing needs. This section gives data on these housing programs and the characteristics of the housing provided, with particular emphasis on programs targeted for the low to moderate income renter. At the end of this section, data on each type of housing is included in Tables 1 through 6. There are also maps showing the locations of Senior rental projects, assisted living facilities and nursing homes.

Housing for Low to Moderate Income Seniors

- The Low Income Housing Tax Credit Program administered through the Utah Housing Finance Agency has provided financing for five apartment projects in Salt Lake County that are restricted to Seniors (55 years and older). Seniors with income levels below 60 percent of the median income of the county qualify for LIHTC projects. The rents at LIHTC projects are below market rates but are not considered a *deep* subsidy. Generally, rental rates at LIHTC projects will be 25 percent to 35 percent below market rates.
- All five of LIHTC projects were completed in the 1990s. A sixth project, Silver Pines will begin construction in 2000. The six LIHTC projects total 519 units. The rental rate limits (including utilities) for these projects are: one bedroom units - \$565, two bedroom units - \$679. Most of the 519 units are one bedroom units with rents between \$400 and \$500 a month. The two bedroom units rent for approximately \$600. All of the units have air conditioning and common laundry facilities. The current vacancy rate for the five projects is 2.7 percent.
- There are 35 apartment projects in Salt Lake County that provide *deep* rent subsidies to low and very low income Senior's. *Deep* subsidies require that a tenant pay only 30 percent of his/her income for rent and utilities. The difference between the

amount paid by the tenant and the project's "market rate" is paid by the sponsoring agency—either a public housing authority, Nonprofit organization or HUD.

- In the 35 *deep* subsidy projects there are 2,309 units of which 2,157 are subsidized. In almost all cases, a common laundry facility is provided and the rental units are air conditioned. Most of the 35 projects were built before 1990; only about 15 percent of the total 2,300 units are less than 10 years old. About seven percent of the units are handicapped accessible. Rental rates vary, of course, depending upon the income of the tenant. The vacancy rate for the 2,157 units is less than 2 percent.

Frail Elderly

- Currently, in Salt Lake County there are an estimated 80,750 Senior households. Of all Senior households 17,900 are frail (chronically ill and/or disabled). Fortunately most of these frail elderly households have their own homes---82 percent or 13,850 are homeowners. The remaining 4,050 households are renters. The fact that over 80 percent of frail elderly households own their homes means that these households have an asset, an asset that may be used to finance care in an assisted living facility.
- Assisted living facilities are defined as facilities that provide lodging and meals to "residents who need assistance with daily activities, such as bathing, grooming and dressing but are otherwise independent and not in need of full-time nursing care."
- Unfortunately, assisted living facilities are too expensive for low to moderate income renter households. Assisted living costs are not covered by Medicaid or Medicare but must be borne, in full, by the tenant or the tenant's family. In many cases, the equity in a home provides the financial resources to pay for assisted care.
- In Salt Lake County there are currently 46 licensed assisted living facilities providing assisted living I, assisted living II and Alzheimer's care. The average monthly cost for a semi-private room is between \$1,100 and \$1,400 monthly. A private room with bath will cost over \$1,500 a month. Two bedroom private units are more than \$2,000 a month. The forty-six facilities have 1,921 beds. Nearly one-third of all beds in assisted living facilities were built during the 1990s. The vacancy rate at assisted living facilities has typically been between 5 percent and 7 percent, indicating strong demand for this type of unit.
- The demand for assisted living facilities is further substantiated by the eight new facilities either under construction or planned. There eight facilities will add another 746 beds to the existing inventory of housing for frail elderly.
- For those frail elderly needing around-the-clock nursing care, a nursing home may

be a housing alternative. Low to moderate income households can receive some assistance in defraying the cost of long-term nursing care. For those patients that have spent at least three days in a hospital and are referred to a nursing home for care, Medicare will pay 100 percent of the first 20 days. From the 21st day to the 100th day a co-payment of \$97/day is required of the tenant. After hundred days the patient must pay the full cost of care—\$100 to \$150 per day—unless they have assets of less than \$2,000 in which case Medicaid will pay the full cost of care for as long as necessary.

- Currently, there are thirty-eight licensed nursing homes in Salt Lake County with a total of 3,319 beds. Almost all of these nursing homes are Medicare and Medicaid certified. That is, they have beds available for those that meet the requirements for Medicare and Medicaid coverage.

Temporary Emergency Shelters for the Homeless, Transitional and Permanent Housing

- Temporary emergency shelters provide short-term shelter for about two-thirds of the estimated homeless population in Salt Lake County. There is a wide range in type and characteristics of shelters. For example, Rescue Haven with 8 beds, 4 cribs and 2 children's beds serves women and women with families. Guests are allowed to stay for up to 14 days. The largest shelter is the Salt Lake Community Shelter, which provides emergency shelter to 400 women, men and families members nightly. Guest may stay as long as 30-days. There are three shelters, with a total of 134 beds, that provide shelter to women and children who are victims of domestic violence.
- Emergency shelters provide from 600 to 700 beds nightly for the county's homeless. During the winter months (November to April) an overflow shelter in Midvale provides an additional 350 beds for homeless men, women and families.
- Transitional housing is provided by various agencies and groups to those individuals and families that can move from shelters into the larger community. During a stay in a homeless shelter individuals can apply for transitional housing. Individuals and families must fit the selection criteria, specifically the ability to achieve self-sufficiency within a two-year time frame. Currently there are 17 transitional housing projects in Salt Lake County with a total of 290 units.

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- There are several programs that provide permanent housing to the county's special needs populations. They are:⁷
 - The Salt Lake area has created permanent supportive housing through HUD's Shelter Plus Care, SRO programs and other community partnerships. The Permanent Supportive Housing Programs serve the chronically mentally ill, people who are HIV positive, veterans and people with permanent physical disabilities.
 - Salt Lake County Housing Authority has 25 Shelter Plus Care slots to serve the chronically mentally ill homeless.
 - The Housing Authority of Salt Lake City administers 10 Shelter Plus Care slots with funding received through the Utah State Department of Community and Economic Development while the Utah AIDS Foundation provides case management.
 - Local housing authorities and HUD provide permanent housing to a few thousand households through rent subsidies.
 - Travelers Aid Society operates Permanent Housing for the handicapped homeless, which serves four people with chronic disabilities.
 - Travelers Aid Society has access to 25 units of permanent housing in privately developed apartments as part of a set aside required for developers to obtain funds from the state's Olene Walker Housing Trust Fund.
 - The Housing Authority of Salt Lake City recently opened a 14-unit permanent housing project, the Veteran's Housing and Work Program.

⁷The descriptions of permanent housing projects is taken from "Continuum of Care Homeless Assistance", Salt Lake County, Utah, Consolidated Application, June 1999.

Part

3

Five Year Strategic Plan

- Housing

- Community Development

The Five-Year Plan for Sandy City

Needs and Strategies

The Consolidated Plan has two components: a five year plan consisting of the strategies and objectives that will be used between 2000 and 2004 and a one year action plan that includes details about specific programs that will be funded in 2000. This part of the document presents the five-year plan. The one-year action plan is outlined in Part 4.

Homelessness

Vision

The Sandy City Continuum of Care process adopted this vision, which for the Consolidated Plan has been expanded to be The Sandy City Homeless Housing and Services Vision.

- Continue to maintain, develop and implement a single, coordinated, inclusive homeless assistance system
- Support homeless persons in their movement from homelessness to

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economic stability and affordable permanent housing within a supportive community.

- Strive to be inclusive of all the needs of all of Sandy City's homeless, including the special service and housing needs of homeless sub-populations.

Needs

The following needs represent the consensus of the participants at the community planning session on homelessness.

Outreach and Assessment

Providers view better assessment of client needs as critical including the development of specialized assessment tools and support that can result in more effective case management. The Long range Planning Committee for the Homeless convenes monthly as part of the Continuum of Care process to provide direct input and feedback, and to discuss the successes in movement along the Continuum that is based on caring, committed service providers who can knowledgeably provide assessment, referral and access information. Over the three years of meetings by the Committee, several projects have included a new assessment methodology designed to focus on specific groups (HV/AIDS, chronic substance abuse, dual diagnosis, and physical/cognitive/sensory disabilities) and for persons who are in need of job training programs.

Shelters

There appear to be enough generic emergency shelter beds to accommodate persons in need for those who desire shelter during the winter months, but not enough for the entire population. At least one new shelter facility should be constructed, preferably near the multi-modal transportation center under consideration in Salt Lake City. In addition to the construction of an additional facility, the existing shelter beds need to be maintained in good condition. Even in the family facilities, where the count could support a small increase in the number of beds, the focus to attention should be on access and use of the current beds, and provide quicker turnover into the transitional and permanent beds, rather than to create more shelter beds. Within the men's shelters attention should be given to improving the quality of the beds.

There is one problem related to shelter capacity.

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- The differing seasonal peak needs of the homeless - women and families in the early to mid-summer and men in the winter - might allow for improved service if there was some flexibility in who could use the beds at different times of the year. However, we also realize the need to segregate these populations for safety and personal privacy, and that additional structural modifications may need to be made to the facility to accommodate occupancy flexibility.

While there may be enough beds, the system still needs to improve services. The emergency shelters provide services primarily to persons with histories of poverty and chronic homelessness. High priority services to be developed or expanded over the next five years include:

- Case management
- Substance abuse treatment
- Mental health care
- Housing placement for individual homeless persons
- Case management, childcare, and housing placement for families.

The addition or enhancement of these services to the continuum of existing services will provide increased opportunities for self-sufficiency for the homeless and encourage movement through the continuum. The ongoing process recognizes the emergency shelter system to be outstanding in terms of accessibility, referral and coordination. It further recognizes the Coalition for the Homeless as playing an important role within the system for providing opportunities for cooperation, coordination and advocacy, thus enabling continued funding and support.

Transitional Housing

There is a need for an increase in program-specific and population-specific transitional housing that includes a strong service base, whether internal or coordinated via external links. Further, it is essential that all transitional housing beds currently targeted for homeless persons be maintained. The transitional housing system has a bottleneck at the discharge point of the emergency shelter system. There are at present too few options for persons to make the passage from the shelter system into transitional program. More housing options are

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needed to serve members of special populations, who often are unable to move immediately from the shelter system to permanent, independent housing.

Permanent Housing

Another bottleneck in the continuum is at the point of access to affordable permanent housing with support services for special populations. The inventory of permanent service-enriched housing is inadequate to meet the need. An increased number of specific permanent housing units and options are critically important. In 1999, Sandy City placed its greatest emphasis on the development of permanent housing resources. Development of these resources has been slowed by the HUD match requirements and lagging time frames.

As described in Part 1, previous studies of the number of homeless persons and families in Salt Lake County have not been point-in-time studies. The following results are based on research commissioned for the Consolidated Plan 2000-2004. The study had 100 percent participation by homeless housing providers and meets HUD requirements for counts of persons homeless.

In the following table, the need for emergency shelter **beds** was determined by adding the number of sheltered and unsheltered individuals and inflating the result by 5 percent to take into account unknown individuals, and then proportionally determined for Sandy City based upon our percentage of the entire County population. The need for transitional housing was calculated by adding together those housed, in beds committed but yet to be constructed, and adding a 30 percent inflation factor to take account of the number of people in shelters and on the street who would benefit from transitional beds were they available. The need for permanent housing was calculated similarly.

Estimated **service needs** were derived based on percentages of homeless persons requiring the services, and then proportionally determined for Sandy City based upon our percentage of the entire County population. These percentages were developed through the Continuum of Care process and then applied to the total unduplicated homeless count shown in the Total Estimated Need under the Beds/Units section. The current inventory for services was determined through provider surveys.

HUD Table 1A

Homeless and Special Needs Population

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		Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
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Individuals

Beds/Units	Emergency Shelter	30	28	2	low
	Transitional Housing	6	3	6	med
	Permanent Housing	10	0	10	med
	Total	46	31	18	med
Estimated Supportive Services Slots	Job Training	4	3	1	low
	Case Management	46	31	18	med
	Substance Abuse Treatment	12	8	4	low
	Mental Health Care	3	3	0	low
	Housing Placement	30	30	0	low
	Life Skills Training	10	10	0	low
	Other				

Persons in Families with Children

Beds/Units	Emergency Shelter	9	8	1	med
	Transitional Housing	2	1	1	high
	Permanent Housing	4	0	4	med
	Total	15	9	6	med
Estimated Supportive Services Slots	Job Training	5	5	0	low
	Case Management	9	9	0	low
	Substance Abuse Treatment	0	0	0	low
	Mental Health Care	1	1	0	low
	Housing Placement	9	4	5	med
	Life Skills Training	4	4	0	low
	Other				
Estimated Sub- Populations	Chronic Substance Abusers	10	2	8	low
	Seriously Mentally Ill	3	2	1	low
	Dually-Diagnosed	0	0	0	low
	Veterans	1	1	0	low
	Persons with HIV/AIDS	6	6	0	low
	Victims of Domestic	40	34	6	med
	Youth	12	8	4	med
	Other				

The estimated sizes of sub-populations of homeless persons were based on standard recognized percentages of homeless sub-populations as applied to the total unduplicated homeless count shown Total Estimated Need under the

Beds/Units section. The current inventory was estimated by applying the percentage of actual sub-populations as determined by provider surveys during the point-in-time count.

Strategy

In keeping with the vision of the community, three comprehensive strategy statements were developed from the Continuum process:

- Maintain the current number of beds and units within the Continuum of Care for both homeless individuals and families.
- Focus development or expansion efforts on permanent housing and, to a lesser degree, on transitional living facilities for the homeless.
- Encourage maximum participation, training, evaluation, technical assistance and quality standards within the COC for all homeless programs.

In addition to accomplishing the programmatic objectives presented next, Sandy City, in collaboration with Salt Lake County, should continue to encourage maximum participation in the Continuum of Care (COC) process through the following actions:

- Support participation in the process by homeless persons.
- Maintain quality process standards.
- Maintain a standard policy within the homeless funding processes (ESG and Continuum of Care) that requires proof of non-profit status and auditability prior to application or inclusion in the ranking processes.
- Continue to convene, train and support homeless service and housing providers within the COC process.
- Continue and improve the process for self and community evaluation of existing programs prior to funding renewal.

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Objectives

The City will fund programs to meet the following objectives. The most likely funding sources to be used are shown in parentheses. The performance indicator is also shown in parentheses.

HUD Table 1C for the Homeless

	2000 Target	5 Years Target
Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population (CDBG) (Organizations)	1	1
Renovate emergency shelters and transitional housing facilities (CDBG) (Public Facilities)	-	1
Provide Shelter Plus Care or other permanent housing for homeless persons with disabilities (CDBG) (Persons Who Are Homeless).	-	2
Provide employment and other life skill training and counseling (CDBG) (Organization)	1	2
Develop new or rehabbed service-enriched housing units (CDBG, HOME) (Housing units)	-	2
Develop new or rehabbed scattered-site transitional housing units (CDBG, HOME) (Housing units)	2	8
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Special Populations

Vision

The City will collaborate with a wide variety of public and private organizations in planning and providing housing and service resources to persons with special needs in order that they may live independently.

Needs

HUD recognizes the following special populations. Sandy City has chosen not to identify priority needs among this set of persons with special needs.

The Frail Elderly: The frail elderly require counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help the frail elderly maintain their independent living status.

Persons With Physical Impairments: Persons with impairments require help making their homes and apartments more accessible. They would also benefit from accessibility improvements in public and nonprofit service facilities.

Persons with Mental Retardation And Developmental Disabilities: This population requires special counseling services to help them make decisions about whether to live independently and how to arrange their finances to help them do so. There has been an increase in predatory lending that makes this service more important than before. Home repairs and assistance in making their units accessible can help this population maintain their independent living status.

Persons with Mental Illness: Valley Mental Health is an organization that comprehensive network of services that ranges from group homes to independent living options.

Persons with HIV/AIDS:

Persons with Substance Abuse Problems:

Strategy

Many of the needs of these special populations touch on issues of homelessness. AR services for persons in these special populations that involve emergency shelters, transitional housing or permanent housing have already been addressed

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in the section on homelessness.

- With respect to HIV/AIDS, the City will maintain the existing service programs through the existing network of AIDS services providers and assist them in their continuing efforts to respond to the changing demographics of HIV/AIDS.
- With respect to the frail elderly, the City will continue to support direct federal applications for elderly housing, support housing counseling programs that can assist elderly persons in maintaining independent living and protect them from predatory lenders. In addition, the City will continue to fund home repair services and accessibility improvements that can help the elderly live independently
- With respect to persons with disabilities, the City will fund home repair services and accessibility improvements to allow such persons to live independently in units. The City currently provides this service for homeowners through local non-profit organizations.
- The City will consider using some of its housing dollars in partnership with not-for-profit agencies serving special populations to create additional service enriched housing units for non-homeless persons.
- The City will look for opportunities to coordinate its funding allocations with Salt Lake County in those areas where the county is the grantee for state or federal dollars dedicated to serving persons with mental retardation, development disabilities, serious mental illness or substance abuse problems.

The City would benefit from additional housing units for **persons** in any of these special populations and will, therefore, support applications for funding from HUD's supportive housing programs for the elderly (Section 202) or persons with disabilities (Section 811).

Objectives

The City will support programs to help it meet the following objectives:

Sandy City Consolidated Plan: 2000 - 2004**HUD Table 1C for Special Populations**

	2000 Target	5 Years Target
Provide operational support for 2 beds of congregate, transitional housing for persons with HIV/AIDS (Persons with Special Needs)	-	2
Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support (Persons with Special Needs)	-	5
Create an improved housing information system for use in housing and case management for persons with HIV/AIDS (Organizations)	-	1
Provide housing counseling services to frail elderly persons (Elderly)	15	60
Provide home repair services to frail elderly persons and handicapped (CDBG, HOME) (Elderly and/or Handicapped Households)	15	100
Provide home repair and accessibility upgrade services to persons with disabilities (CDBG, HOME) (Persons with Special Needs)	15	60
Create one new Continuum of Care services-only program (CDBG)(Organizations)	-	5

Housing

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play.

Needs

In 1990, there were 1,008 households in Sandy City with incomes in the range that HUD considers to be very low less than 30 percent of the metropolitan area's median family income, adjusted for size). Many of these very low-income households are renters. A large proportion of these households pay more than 30 percent of their income for housing costs, which HUD considers to be the criterion for housing cost burden. Except for the larger families (5 or more persons), overcrowding cannot be documented as severe a problem as cost burden. There are no good data on housing quality, but the consensus of building inspection staff who frequently observe the interiors of older housing during remodeling was that housing quality in Sandy City, especially in this income range, is a growing problem

Low-income households have incomes between 31 and 50 percent of the size-adjusted area median. A two-earner household in which both workers are employed full-time at minimum-wage jobs would fall into this category. In 1990, there were 914 low-income households in Sandy City. The greatest problem in this category is also affordability. In addition, housing quality is a problem. For larger families, overcrowding can be a problem.

In 1990, 5,793 households in Sandy City had what HUD considers moderate incomes, between 51 and 80 percent of the size-adjusted area median family income (or, for a family of four, an annual 1999 income of \$25,501 to \$40,800).

In addition to affordability, crowding and the quality of the housing stock some other issues to be considered in planning for housing are as follows:

- There are approximately 200 units of assisted housing in Sandy (Section 8 subsidy). These units are nearly entirely filled by persons whose incomes fall into the very low, low or moderate range. In addition, a very large proportion of the City's Section 8 subsidized units are coming up for renewal. While there is reason to worry about the proportion of these that may not be renewed, there is scant data upon which to make a prediction. There may only be a small net loss in project-based Section 8

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units but the City must have a strategy in the event the loss is greater.

- The City includes some concentrations of poverty. In areas that qualify as low- and moderate-income neighborhoods, more than one person out of every three is at or below the poverty line.
- Predatory lending practices are victimizing elderly and low-income homeowners. This is a recent phenomenon that is not well documented in Sandy City, although many community experts said that it is happening here.
- The costs associated with bringing a building into full compliance with the Uniform Building Code can sometimes interfere with the ability of homeowners to make renovations and repairs, even with financial assistance.
- Nearly every building in the City built before 1960 contains lead paint. Any public money used in rehabilitating such structures must contend with this hazard.
- Improved accessibility for persons with physical limitations and for the frail elderly is important.
- Housing construction in Sandy is expensive. There is little available land and what is available is difficult to develop.

Priority Needs

The following priority needs were established in the community planning sessions on homeownership and rental housing. Estimated units come from analyses of 1990 Census data by HUD prepared for the Comprehensive Housing Affordability Strategy. Estimated costs were calculated as follows.

- It was estimated that 2.5 percent of all housing units inhabited by very low-income households would be more cheaply replaced than rehabbed, and that this was also true of 1 percent of units occupied by low-income households. Replacement costs for rental units were estimated at \$90,000 for small related families, \$105,000 for Large related families, \$100,000 for elderly households, and \$70,000 for other units. Owner replacement costs were estimated at \$120,000. This analysis does not take into account the fact that some properties in historic preservation districts could not be rebuilt.

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- It was estimated that 15 percent of all units occupied by very low-income households are in need of major rehabilitation and that the same is true of 10 percent of low-income households and 5 percent of moderate-income households. The cost of a major rehabilitation was set at \$25,000.
- Finally, it was assumed that 30 percent of very low-income, 20 percent of low-income and 10 percent of moderate-income households require ancillary services or interventions with an average cost of \$5,000. Such services include fair housing initiatives on their behalf, housing counseling, homeownership program, etc.

A household is classified as Elderly if the head of household is 62 or older, regardless of whether it is a one-person household or a family household. Small and large related households are classified as such only if there is a family relationship among two or more members (e.g., marriage, parent/child, adoption). Other households include non-elderly one-person households (the majority of other households) as well as non-family households.

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HUD Table 2A
Priority Needs Summary Table

		Priority Need Level High, Medium, Low		Total Needs (Households)	Goals
Renter	Small Related	0-30%	L	161	20
		31-50%	M	242	35
		51-80%	M	365	35
	Large Related	0-30%	L	242	20
		31-50%	M	363	35
		51-80%	H	549	35
	Elderly	0-30%	H	89	30
		31-50%	M	143	45
		51-80%	M	176	45
	All Other	0-30%	M	80	20
		31-50%	M	123	20
		51-80%	M	232	20
Owner		0-30%	L	56	10
		31-50%	L	500	35
		51-80%	M	1,800	100
Special Populations		0-80%	M	238	35
Total Goals					540
Total 215 Goals					35

Strategy

The City's housing strategy has four components:

- 3 Improved opportunities for homeownership
- 3 Assistance to existing homeowners
- 3 Improved opportunities for affordable rental housing
- 3 Fair housing and increased choice in housing

In implementing these strategies, the City will take account of the general strategies laid out in other areas of this Plan: promote **regionalism**, create **partnerships**, **leverage** City dollars, pay attention to the need for **neighborhood revitalization**, **target** resources geographically, and **monitor** the results.

Sandy City Consolidated Plan: 2000 - 2004

Improved Opportunities for Home Ownership

The City should promote home ownership for new residents and persons who are now renting in the city in the following ways:

- 3 Encourage new construction in the City.
- 3 Support fair housing initiatives and promote increased lending to minority applicants and in low-income neighborhoods.
- 3 Provide counseling and education services for first time buyers.
- 3 Support neighborhood revitalization efforts.
- 3 Provide tax abatements, down payment assistance, and other incentives that change the cost equation for purchasing a home.
- 3 Encourage home ownership training and support for public housing assistance residents.
- 3 Preserve the stock of duplexes and single unit structures for potential homeowners by making such structures ineligible for programs aimed at assisting renters.

Assistance to Existing Homeowners

The City should assist existing homeowners to maintain their homes, where appropriate.

- 3 The City will provide funding to groups that provide counseling and education services.
- 3 The City will provide owners with access to low-cost loans or grants to effect repairs and renovations.
- 3 The City will provide funding to groups that assist homeowners with homeownership maintenance training.
- 3 The City will comply with federal lead paint regulations, including HUD, EPA, and other published regulations whenever it undertakes rehabilitation projects.

Note that under the category of Special Populations, special strategies for the frail elderly and persons with physical disabilities were included.

Improved Opportunities for Affordable Rental Housing

The City's strategies for low and moderate income rental housing are as follows:

- 3 Assist low- and moderate-income renters find affordable units by

Sandy City Consolidated Plan: 2000 - 2004

increasing the number of safe, sanitary units on the market. This strategy commits the City to increasing the supply of affordable rental units.

- 3 Provide funding for support services that assist low- and moderate-income renters in finding or maintaining affordable housing. This strategy commits the City to doing a better job of linking low- and moderate-income households to housing resources, and keeping them in units.
- 3 The City will comply with federal lead regulations whenever it undertakes rehabilitation projects. The City will continue to offer relocation services for households who must move because of lead paint hazards.
- 3 Support CMHA HOPE VI projects (i.e., provide funding, review development plans, grant permits, inspect construction work, and monitor relocation). These projects should produce high quality public housing while also creating more economically diverse neighborhoods. The City will be monitoring its investments in these projects and the impact of the projects on residents.
- 3 The City will support new Section 8 vouchers for the community.
- 3 The City will also explore ways to keep project- based Section 8 subsidies.
- 3 The City will support applications by non-profit organizations for federal grants for the upkeep and modernization of housing and for programs to improve the quality of life in public housing and in all of the City's neighborhoods.

Note that under the category of Special Populations, the special strategy presented for persons with physical disabilities applies to both owner and rental households.

Fair Housing and Increased Choice

Many of the components of the City's fair housing strategy have already been discussed as parts of the strategies for homeowners and renters. However, discussing them together as part of a strategy to promote fair housing and increased choice underscores the City's commitment to reducing concentrations of poverty.

An Analysis of Impediments to Fair Housing, completed for Sandy City in 1997 by Wikstrom Economic & Planning Consultants, Inc, identified several fair housing issues. The fair housing analysis found:

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- There have been housing discrimination complaints in Sandy City based on income, race, sex, color, disability, familial status, and religion. Ten complaints led to charges being filed, but did not result in any findings of discrimination. There has never been a housing discrimination case in Sandy City filed by HUD, the Department of Justice, or any private plaintiff;
- The barrier to housing choice appears to be the lack of available affordable land. With vacant lands for construction of housing limited to in-fill lots in R-1-8 zones, and only a few vacant lots in RM Zones, there is virtually no land for affordable housing construction available allowing residential development.
- Minorities who want to move into Sandy and who have characteristics similar to the Salt Lake County's minority income, education and employment demographics will experience limited housing choice in Sandy due to a lack of affordable housing in Sandy city. The minority population in Sandy have higher incomes and own their homes in greater proportion to the minority population in Sandy Lake County. Yet, Sandy City has a lower proportion of minorities than does the County. Sandy City minorities are concentrated in the Sandy quadrant which also has the most affordable housing;
- The current housing profile indicates that Sandy City is a predominately single family housing community with high home prices and high family incomes. Sandy City is not supplying its proportionate share of multi-family housing in Salt Lake County although a favorable sign is that multi-family construction has substantially increased in the City in the last five years.
- With increasing home prices, increasing land costs, and rising rental rates growing faster than incomes, the lack of affordable housing severely limits housing choice for many families. Special-needs populations who are limited in income due to disabilities or illnesses, single-parent households and low-income minority populations will be restricted in housing choice in Sandy with the limited supply of affordable housing;
- The Sandy City community appears to be accepting of special needs housing as historically there has been no opposition to the location of group homes in the City;
- Factors influencing the limited supply of multi-family housing include a reluctance amongst the general population to support rental housing

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construction, and the lack of availability of land for more affordable housing options.

- There does not appear to be discrimination in mortgage lending. The federal Home Mortgage Disclosure Act Data for home purchase loans does not indicate discrimination. Debt-to-income ratio and credit history are the main reasons for denial of home purchase loans. Financing of multi-family housing in Sandy is in proportion to multi-family housing financing in the Salt Lake-Ogden Metropolitan Statistical Area.

In developing strategies for the preservation of project-based Section 8 the City will work to balance the goal of retaining a subsidized structure with the goal of discouraging the concentration of subsidies in a few impacted neighborhoods.

In implementing its entire plan, the City will work to increase the economic diversity of its neighborhoods and counter the forces acting to concentrate poverty and racial minorities.

Plan To Minimize Displacement

In carrying out its Consolidated Plan programs, the City minimizes displacement of low-income families in the following manner.

- 3 The City's rehabilitation loan programs are structured to discourage permanent displacement. Any permanent relocation, or the temporary relocation of tenants that may be necessary during the rehabilitation process, is a cost to the property owner. This increases the owner's incentive to avoid displacement and means any relocation during the rehabilitation process.
- 3 The City offers relocation assistance to residents and businesses displaced as a result of locally funded development activity.

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Objectives

Following is a list of the housing objectives that the City should adopt (performance indicators are shown in parentheses).

	2000 Target	5 Years Target
Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes (Housing units)	2	10
Assist low income and moderate income renters in making the transition to owner-occupancy (Households)	2	10
Help low-income homeowners maintain ownership of their homes (Households)	5	25
Develop rental units for very low-income and low- income households (Housing units)	2	10
Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units (Households)	20	100
Promote fair housing (Households)	20	100
Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities (Organizations)	1	5
Reduce blighting influences in residential neighborhoods (Housing units)	20	100

Community Development

HUD uses the category of *Community Needs* to refer to any problems to be addressed with federal dollars that are not related to homelessness, special populations, or directly related to housing. In previous years, the City has identified the following programs as worthy of funding:

- 3 Programs to promote economic development

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- 3 Programs to increase the skills of the Workforce and access to jobs
- 3 Programs to serve youth
- 3 Programs that provide human services and that are in need of upgraded facilities.

Vision

The City includes diverse neighborhoods that offer opportunities and choices to all. The City's neighborhoods are dynamic, safe places where its citizens can live, work, and play

Needs

HUD recognizes nine categories of community Needs. These include eight areas that the City has in the past addressed with CDBG funds: Senior Programs, Public Services, Public Facility Needs, Infrastructure, Youth Programs, Anti-Crime Programs, Planning and Administration, and Other.

The City has chosen to set priorities among the nine need areas and has estimated the number of units of service that would be required to ameliorate the problems. The following table shows the estimated cost of fully addressing the problem areas that the City will address with CDBG funds.

Community Needs Table

Category	Sub-Category	Need Level	Units	Estimated \$
Anti Crime	Crime Awareness	M	1	\$200,000
Economic Development	Rehab; Publicly or Privately-Owned Commercial Property	N	-	-
	Land Acquisition/Disposition	N	-	-
	Infrastructure Development	N	-	-
	Building Acquisition, Construction, Rehabilitation	L	3	\$300,000
	Other Commercial/Industrial Improvements	N	-	-
	Direct Financial Assistance to For Profit Organizations	N	-	-
	Technical Assistance	L	5	\$50,000
	Micro-Enterprise Assistance	L	25	\$50,000
Infrastructure	Flood Drain Improvements	N	-	-
	Water/Sewer Improvements	N	-	-
	Street Improvements	M	5,000	\$500,000
	Sidewalks	M	1,000	\$500,000
	Tree Planting	L	250	\$100,000
	Removal of Architectural Barriers	L	-	-

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	Privately Owned Utilities	N	-	-
Planning & Administration	Planning & Administration	M	5	\$440,000
Public Facilities	Public Facilities and Improvements (General)	N	-	-
	Handicapped Centers	N	-	-
	Neighborhood Facilities	M	1	\$1,000,000
	Parks, Recreational Facilities	M	1	\$300,000
	Parking Facilities	N	-	-
	Solid Waste Disposal Improvements	N	-	-
	Fire Stations/Equipment	N	-	-
	Health Facilities	N	-	-
	Asbestos Removal	N	-	-
	Clean-Up of Contaminated Sites	N	-	-
	Interim Assistance	N	-	-
	Non-Residential Historic Preservation	L	10	\$100,000
Public Services	Public Services (General)			
	Handicapped Services	L	100	\$75,000
	Legal Services	L	100	\$60,000
	Transportation Services	N	-	-
	Substance Abuse Services	L	-	-
	Employment Training	L	25	\$25,000
	Health Services	N	-	-
	Mental Health Services	L	-	-
	Screening for Lead-Based Paint/Lead Hazards	N	-	-
Senior Programs	Senior Centers	L	1	\$6,000
	Senior Services	L	-	-
Youth Programs	Youth Centers	L	-	-
	Child Care Centers	L	-	-
	Abused and Neglected Children Facilities	L	-	-
	Youth Services	L	-	-
	Child Care Services	N	-	-
	Abused and Neglected Children	L	-	-
Other	Urban Renewal Completion	N	-	-
	Non-Profit Organization Capacity Building	N	-	-
	Assistance to Institutes of Higher Education	N	-	-
	Repayments of Section 108 Loan Principal	H	5	\$1,152,250
	Unprogrammed Funds	L	-	-

Economic Development

The City is in constant competition with the surrounding suburbs, which can offer a plentiful supply of undeveloped land and cheaper office and retail space. Industrial and commercial development is easier at the region's periphery than at its core. The City has to contend with state policies that subsidize the cost of moving jobs to new development sites in the suburbs. Suburban developments are typically greenfields developments.

Sandy City Consolidated Plan: 2000 - 2004

- 3 The City is short of large sites that can be developed.
- 3 Environmentally damaged land is a serious problem
- 3 Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead.
- 3 Built-out suburban cities such as Sandy have little vacant land available for development. Land assembly is often something private developers need assistance with.
- 3 The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas.

Potential small business developers in the city face barriers involving the lack of assistance, lack of financing and discrimination. The needs of the City's small and minority businesses can be identified as:

- 3 Difficulty securing working capital financing and equity investments
- 3 No local active equity fund to serve the needs of small businesses
- 3 A need for government assisted micro-loan programs to meet the demands of start-up companies for financing
- 3 A need for a technical assistance clearinghouse, which would act as a "one-stop-shop" for small businesses in need of support services
- 3 A need for broader utilization in the market segments and greater access to bid for City contracts
- 3 Small businesses need information about the availability of public sector resources as well as the purchasing programs of private corporations
- 3 A need for corporate mentoring programs for women-owned businesses

Workforce Development and Access to Jobs

The City's potential Workforce includes a disproportionate share of the region's very well-off members. The City's resident workforce is better educated than in adjacent suburban community's workforce and is less qualified for less skilled jobs. The poverty rate in Sandy City is 4.3 percent.

Youth

Sandy's youth are not concentrated in one geographical area of the City, but are distributed fairly evenly across the board. However, the number of youth living at or near the poverty line tend to live within previously identified low- and moderate-income areas, generally west of 700 East street. The City provides funding for an after-school boys and girls club that promotes self-worth and other activities to facilitate a positive outlook on life. The City also provides funding to a variety of local non-profit groups that provide counseling and mentoring services for youth in low-income neighborhoods

Strategies

Public Facilities

Not-for-profit organizations that serve the human service needs of the population of the City sometimes have infrastructure needs that imperil their ability to provide service. These may include lead hazards.

General Anti-poverty Strategies

The Sandy City anti-poverty strategy focuses on the concept of coordination and linkages. The goals and objectives in the strategic plan describes the role that the City will play in regional efforts to move people out of poverty and to revitalize geographic areas of the community. Key strategies include:

- Focusing resources on populations with the greatest need;
- Coordinating physical development with provision of supportive services with persons with special needs;
- Enabling low-income persons to accumulate assets through homeownership and business development;
- Focusing on education and training that leads to healthy families and self-sufficiency;
- Empowering low-income residents to provide leadership and solve problems in their neighborhoods

The City will continue to collaborate with the Community Action Program (CAP) and the Community Services Council (CSC). Financial Counseling, Rent Assistance, Employment Training account for most of the dollars that CAP and CSC expends annually in its anti-poverty effort.

The City anticipates that, through the Consolidated Plan process and the

Sandy City Consolidated Plan: 2000 - 2004

availability of CDBG funds, these types of partnerships will grow and as a result more low- and moderate-income households will benefit through better housing conditions, job creation, affordable infrastructure costs and basic needs being addressed.

Economic Development

The City employs land aggregation through acquisition to develop areas specifically designed to attract new business investments in Sandy. This program attracts corporate offices, plant and facility consolidations and commercial, industrial or distribution firms into geographically defined areas identified by the City. When the City identifies land that might be suitable for development, it will develop it and seek out partners. Pre-development activity for these areas includes land assembly, demolition, relocation of businesses, and the design and construction of public improvements. The City will also promote and encourage actions to identify contaminated City property and implement cleanup projects.

Neighborhood business districts can benefit from investments in infrastructure and building renovations. The physical impact of blight on a small neighborhood commercial district is evident much sooner than in large commercial or industrial areas. The loss of even one business in a neighborhood business district may result in a sharp decrease in the volume of business to the area and adversely impact adjacent businesses. The City will support neighborhood business districts by making infrastructure investments, including sidewalk treatment and lighting which enhance the appearance and visually unify the area

Inadequate infrastructure in industrial areas can play a key role for companies that are considering expansion, often leading them to consider relocation instead. Businesses need to be accessible and to have access to interstates and railroads in order to get their goods to market.

The City will create jobs for low-income residents through the provision of loans or other forms of assistance to industry or commercial businesses throughout the City or to small or to neighborhood businesses.

The City will offer assistance to small business enterprises, with an emphasis on minority and women businesses.

Workforce Development and Access to Jobs

Sandy City Consolidated Plan: 2000 - 2004

The City will make a concerted effort to collaborate more closely with the Job Service Division of the State Department of Human Services. More generally, the City should invest in Workforce development. In addition, the City will:

- Promote the coordination of efforts to improve community transportation from housing to jobs.
- Promote partnerships with the schools.
- Promote workforce development through career planning services, services to dislocated, workers, older workers and workers with minimal job skills.
- Provide job readiness training and job placement services to low-income residents ready for immediate employment.

Objectives

The City will fund programs to accomplish the following objectives.

HUD Table 2C Other Community Development Objectives

	2000 Target	5 Years Target
Install missing or inadequate infrastructure (Feet of improvements)	2000	5000
Provide social services and constructive activities for at-risk children and youth (Youth)	200	1000
Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions (Businesses)	-	3
Encourage microenterprises and small business development within the City (Organizations)	1	1
Provide public improvements to support revitalization of neighborhood business districts (Feet of improvements)	-	1500
Provide planning and administration for the CDBG Program (Employees)	1.5	2
Create new recreation opportunities in eligible LMI areas (Parks)	1	3

Sandy City Consolidated Plan: 2000 - 2004

Provide emergency food supplies for at-risk, Low- and Moderate Income households (Organizations)	2	2
Provide counseling services for victims of domestic violence and witnesses to domestic violence (Organizations)	1	2
Provide basic legal services for battered spouses (Organizations)	1	1
Provide temporary emergency shelter for battered spouses and their children (Organizations)	1	1
Provide improved handicapped access for Senior Citizens who attend the Senior Center (Public Facilities)	1	1
Provide crime prevention education and enhanced police services to the Historic Sandy Area (Police Officers)	1	1

Monitoring

Current Monitoring Procedures

Citizens are encouraged to comment on the performance of city and nonprofit agencies in implementing Consolidated Plan programs and projects and in meeting program objectives.

While the Consolidated Plan documents the proposed use of funds, the Grantee Performance Report (GPR) for CDBG identifies the progress and performance of projects, programs and services funded during the prior program year. Annual reports for the HOME Program are also available. The GPR is available in early September annually. At the beginning of September, the Community Development Department will publish a notice on the City web Site and in a general publication newspaper that the performance reports are available and locations where they may be reviewed.. In the case of the web publication, the actual report will be available for on-line viewing and comments will be able to be submitted via email.

Citizens may have reasonable and timely access to information and records relating to Sandy's Consolidated Plan and its use of funds for the preceding five years. Consolidated Plan program history, in the form of previous Comprehensive Housing Affordability Strategy (CHAS) reports, CDBG Consolidated Plans, and CDBG Grantee Performance Reports can be reviewed in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00

Sandy City Consolidated Plan: 2000 - 2004

PM, or by calling (801) 568-6071.

Complaints from citizens concerning Consolidated Plan activities, amendments or performance should be directed to the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM. Citizen complaints submitted in writing will be answered within 15 working days where practicable.

Technical Assistance

Community groups may receive assistance with proposals for potential Consolidated Plan program funding by contacting the Community Development Block Grant Program Administrator in the Community Development Department, Room 210, City Hall, 10000 Centennial Parkway, Sandy, UT 84070, between the hours of 8:00 AM and 5:00 PM, or by telephone at (801) 568-6071.

Part

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One-Year Action Plan

The One-Year Action Plan for FY 2000 For Sandy City

One Year Action Plan

This part of the plan describes the specific programming that will be funded in 2000 in order to implement the strategies and accomplish the objectives described in this Plan. Not every objective will be addressed in the first year of the plan. Detailed program descriptions for the first year are listed in alphabetical order by name of the program at the end of this section.

Amount of CDBG Funds Available for FY 2000

Sandy City's CDBG entitlement for FY 2000 totals \$559,000. It is anticipated that we will also receive approximately \$80,000 in program income that is generated through the Housing Authority's Housing Rehabilitation Loan program. The City will also be canceling a prior year's project and reallocate funding in the amount of \$10,813. Total expected available funds are \$649,813.

The Funding Process

The City has appointed a citizen's advisory committee to review all requests for funding. Prior to accepting applications, the committee holds several public hearings to take comment on housing needs, public service needs, and infrastructure. These hearings are generally held in late summer and early fall. Applications for funding are accepted through the 1st week of December, and the initial review to determine eligibility occurs during the regular committee meeting in December. Final recommendations are made to the City Council in

February. The final public hearing to adopt the proposed budget generally occurs during mid-April, and funding is available for disbursement in July.

Overview of Funding for 2000

Homeless

Objective 1: Support operations and essential services of current shelters and transitional housing providers at locations convergent and accessible to the homeless population

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Traveler's Aide Society	Organization	1

Objective 2: Renovate emergency shelters and transitional housing facilities

Objective 3: Provide Shelter Plus Care or other permanent housing for homeless persons with disabilities

Objective 4: Provide employment and other life skill training and counseling

Objective 5: Develop new or rehabbed service-enriched housing units

Objective 6: Develop new or rehabbed scattered-site transitional housing units (HOME Funds)

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Housing Opportunities Inc	Housing Units	2

Objective 7: Create one new Continuum of Care services-only program

Special Populations

Objective 1: Provide operational support for 2 beds of congregate, transitional housing for persons with HV/AIDS

Objective 2: Provide direct services for persons with HIV/AIDS, including housing assistance, supportive services and linkages to medical support

Objective 3: Create an improved housing information system for use in housing

Sandy City Consolidated Plan: 2000 - 2004

and case management for persons with HIV/AIDS

Objective 4: Provide housing counseling services to frail elderly persons

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Lifecare (SHHIP)	Elderly	15

Objective 5: Provide home repair services to frail elderly persons and handicapped.

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Lifecare (SHHIP)	Elderly	15
ASSIST	Elderly/Handicapped	35

Objective 6: Provide home repair and accessibility upgrade services to persons with disabilities

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
ASSIST	Elderly/Handicapped	35

Objective 7: Create one new Continuum of Care services-only program

Housing

Objective 1: Develop new and rehabilitated housing units suitable for home ownership by persons with low and moderate incomes.

Objective 2: Assist low income and moderate income renters in making the transition to owner occupancy.

Objective 3: Help low-income homeowners maintain ownership of their homes.

Objective 4: Provide supportive services for very low-income and low-income renters that will enable them to find and keep affordable units.

Objective 5: Promote fair housing.

Objective 6: Develop and support comprehensive efforts to revitalize neighborhoods while also expanding economic opportunities.

Sandy City Consolidated Plan: 2000 - 2004

Objective 7: Reduce blighting influences in residential neighborhoods.

Other Community Needs

Objective 1: Install missing or inadequate infrastructure

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Sandy City (150 East Street)	Feet of Improvements	1,500
Sandy City (300 East Street)	Feet of Improvements	1,000
Sandy City (8680 South Street)	Feet of Improvements	1,200

Objective 2: Provide social services and constructive activities for at-risk children and youth

Objective 3: Promote industrial and commercial redevelopment by assembling land and/or improving site and infrastructure conditions

Objective 4: Encourage microenterprises and small business development within the City

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Utah Microenterprise Loan Fund	Organizations	1

Objective 5: Provide public improvements to support revitalization of neighborhood business districts

Objective 6: Provide planning and administration for the CDBG Program

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Sandy City	Employees	1.5

Objective 7: Create new recreation opportunities in eligible LMI areas

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Sandy City Parks & Rec	Parks	2

Objective 8: Provide emergency food supplies for at-risk, Low- and Moderate Income households

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
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South County Food Pantry	Organizations	2
Utah Food Pantry	Organizations	

Objective 9: Provide counseling services for victims of domestic violence and witnesses to domestic violence

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
VISIONS	Organizations	1

Objective 10: Provide basic legal services for battered spouses

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Legal Aide Society of SLC	Organizations	1

Objective 11: Provide temporary emergency shelter for battered spouses and their children

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
South Valley Sanctuary	Organizations	1

Objective 12: Provide improved handicapped access for Senior Citizens who attend the Senior Center

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Sandy Senior Center	Public Facilities	1

Objective 13: Provide crime prevention education and enhanced police services to the Historic Sandy Area

<u>Program</u>	<u>Indicator</u>	<u>2000 Goal</u>
Sandy City Police	Police Officers	1

Program Descriptions

Detailed descriptions of each program to be funded in FY 2000 follow. The programs are listed in alphabetic order by name of the program. (HUD Table 3)

Sandy City Consolidated Plan: 2000 - 2004

Program 1

Sandy City Consolidated Plan: 2000 - 2004

Program 2

Sandy City Consolidated Plan: 2000 - 2004

Program 3

Sandy City Consolidated Plan: 2000 - 2004

Program 4

Sandy City Consolidated Plan: 2000 - 2004

Program 5

Program 6

Sandy City Consolidated Plan: 2000 - 2004

Program 7

Sandy City Consolidated Plan: 2000 - 2004

Program 8

Sandy City Consolidated Plan: 2000 - 2004

Program 9

Sandy City Consolidated Plan: 2000 - 2004

Program 10

Sandy City Consolidated Plan: 2000 - 2004

Program 11

Sandy City Consolidated Plan: 2000 - 2004

Program 12

Sandy City Consolidated Plan: 2000 - 2004

Program 13

Sandy City Consolidated Plan: 2000 - 2004

Program 14

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Program 15

Sandy City Consolidated Plan: 2000 - 2004

Program 16

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Program 17

Part

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Certifications

The Required HUD Certifications For Sandy City

Attached are the required certifications that are part of the overall 2000-2004 Consolidated Plan and the One-Year FY 2000 Action Plan for Sandy City.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace - It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction-;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction - The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan - The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 - It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, R certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 1998 , 1999, and 2000 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its

jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official

Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Shelter Grantee certifies that:

Major rehabilitation/conversion -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services - It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality - It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement - To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which jurisdictions certify).
4. For grantees who are individuals, Alternate II applies. (Not applicable jurisdictions.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identffications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation. State employees in each local unemployment office, performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Check ☐ if there are workplaces on file that are not identified here; The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

9. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).